

Planning \$	5.00
TCP \$	
Drainage \$	
SIF \$	

PLANNING CLEARANCE
 (Multifamily & Nonresidential Remodels and Change of Use)
Community Development Department

BLDG PERMIT NO.
FILE #

15.42 EOU *216 RAE Lynn St*

Building Address 624 RAE LYNN STREET
 Parcel No. 2945-054-80-002
 Subdivision 24 Road Holiday Inn Simple
 Filing _____ Block _____ Lot 2

Multifamily Only: 1 bldg/3 units
 No. of Existing Units 3 No. Proposed 0
 Sq. Ft. of Existing 4865 Sq. Ft. Proposed 0
 Sq. Ft. of Lot / Parcel 1.624 ac
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) _____

OWNER INFORMATION:

Name BLACK BEAR DINER (GJ) LLC
 Address 471 KAIAMATH STREET
 City / State / Zip DENVER, CO. 80204

DESCRIPTION OF WORK & INTENDED USE:

Remodel Addition
 Change of Use (*Specify uses below)
 Other: tenant finish

APPLICANT INFORMATION:

Name DAVIS BUILDERS
 Address 1634 M ROAD
 City / State / Zip FUITA, CO. 81521
 Telephone 970-858-8938

* FOR CHANGE OF USE:

* Existing Use: vacant
 * Proposed Use: Restaurant
140 seats / 12 hrs more than 12
 Estimated Remodeling Cost \$ 260,000.00
 Current Fair Market Value of Structure \$ 327,660
w/out new bldg.

REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, driveway location & width & all easements & rights-of-way which abut the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE <u>C-2</u>	Maximum coverage of lot by structures <u>n.a.</u>
SETBACKS: Front <u>11.9</u> from property line (PL)	Landscaping/Screening Required: YES <u>NO</u> <i>Completed</i>
Side <u>11.9</u> from PL Rear <u>11.9</u> from PL	Parking Requirement <u>Completed</u>
Maximum Height of Structure(s) _____	Special Conditions: <u>Site improvements</u>
Voting District <u>n.a.</u>	Ingress / Egress <u>primarily approved</u> Location Approval <u>approved</u> <i>Completed</i> (Engineer's Initials)

Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (Section 305, Uniform Building Code).

I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature *Paul Plaw* Date 6-13-06
 Department Approval *Judith A. Zie* Date 6-13-06

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting	Date <u>6-13-06</u>		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)