

Planning \$	5.00
TCP \$	0
Drainage \$	0
SIF\$	0

# PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

**Community Development Department**

BLDG PERMIT NO. \_\_\_\_\_

FILE # \_\_\_\_\_

Building Address 626 Road

Parcel No. 2945-143-07-020

Subdivision \_\_\_\_\_

Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_

**OWNER INFORMATION:**

Name O'KEEFE FAMILY LLC

Address 730 GOLFMOORE DR.

City / State / Zip Grand Junction CO

**APPLICANT INFORMATION:**

Name dba VIN HOSPITALITY, LLC (THEO C. OTTE) MANAGING MEMBER  
626 ON ROAD - MODERN AMERICAN  
CUISINE & WINE BAR

Address 626 ROAD AVE.

City / State / Zip GRAND JUNCTION, CO 81526

Telephone 970-261-7506 (Theo Otte)

Multifamily Only:  
No. of Existing Units 1 No. Proposed 0

Sq. Ft. of Existing 2100 Sq. Ft. Proposed 0

Sq. Ft. of Lot / Parcel \_\_\_\_\_

Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
(Total Existing & Proposed) \_\_\_\_\_

**DESCRIPTION OF WORK & INTENDED USE:**

- Remodel  Addition
- Change of Use (\*Specify uses below)
- Other: \_\_\_\_\_

**\*FOR CHANGE OF USE:**

\*Existing Use: Office

\*Proposed Use: Restaurant

Estimated Remodeling Cost \$ \$75,000

Current Fair Market Value of Structure \$ \$9,660.00

Setting 50' from - 10' from

**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 B-2

SETBACKS: Front 15 from property line (PL)

Side 0 from PL Rear 0 from PL

Maximum Height of Structure(s) \_\_\_\_\_

Voting District na Ingress / Egress Location Approval n.a.  
(Engineer's Initials)

Maximum coverage of lot by structures \_\_\_\_\_

Landscaping/Screening Required: YES \_\_\_\_\_ NO X

Parking Requirement N/A

Special Conditions: Downtown Area

Interior Remodel only

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 Theo C. Otte Date 7/3/06

Department Approval Judith A. Poirer Date 6/12/06

Additional water and/or sewer tap fee(s) are required: YES  NO  W/O No. 19274

Utility Accounting 2 Date 7/3/06

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)