

Planning \$	10.00
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 ROOD AVE G.S.
Parcel No. 2945-143-07-020
Subdivision _____
Filing _____ Block _____ Lot _____

Multifamily Only:
No. of Existing Units 1 No. Proposed 1
Sq. Ft. of Existing _____ Sq. Ft. Proposed _____
Sq. Ft. of Lot / Parcel .144 ac
Sq. Ft. Coverage of Lot by Structures & Impervious Surface
(Total Existing & Proposed) _____

OWNER INFORMATION:

Name KEEFE FAMILY, LLC
Address 730 GOLFMOORE DR.
City / State / Zip GRAND JUNCTION, CO 81506

DESCRIPTION OF WORK & INTENDED USE:

Remodel Addition
 Change of Use (*Specify uses below)
 Other: STORAGE SHED 10 X 16

APPLICANT INFORMATION:

Name THE OTE/VIN HOSPITALITY, LLC
Address 626 ROOD AV.
City / State / Zip GRAND JUNCTION, CO 81506
Telephone (970) 261-7506

* FOR CHANGE OF USE:
*Existing Use: _____
*Proposed Use: _____
Estimated Remodeling Cost \$ _____
Current Fair Market Value of Structure \$ ~~_____~~

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>B-2</u>	Maximum coverage of lot by structures <u>✓</u>
SETBACKS: Front <u>25</u> from property line (PL)	Landscaping/Screening Required: YES <u>NO</u>
Side <u>0</u> from PL Rear <u>0</u> from PL	Parking Requirement <u>✓</u>
Maximum Height of Structure(s) <u>65'</u>	Special Conditions: _____
Voting District _____	Ingress / Egress Location Approval _____ (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 Tim O. Otle Date 8/17/06
Department Approval Judith A. Rice Date 8/17/06

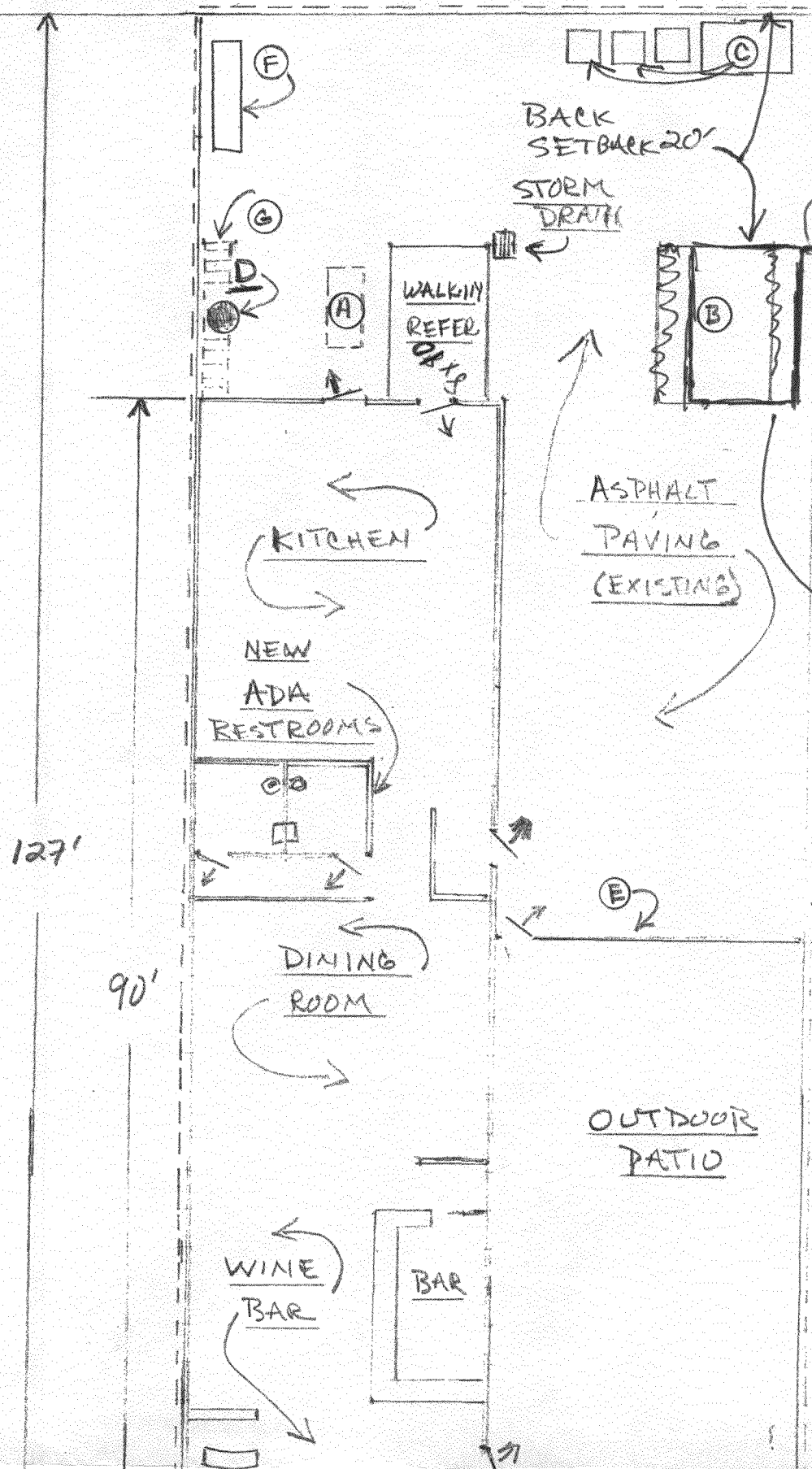
Additional water and/or sewer tap fee(s) are required:	YES	<input checked="" type="checkbox"/> NO	W/O No. _____
Utility Accounting <u>Kate C. Obermyer</u>	Date <u>8/17/06</u>		

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)

626 ROOD AVENUE

← ALLEY →

ACCEPTED *Judith A. R.*
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.



- A = GREASE INT.
- B = STORAGE BUILDING
- C = TRASH/RECYCLING
- D = GAS LINE TO BUILDING
- E = 5' HIGH FENCE
- F = GAS METERS 4@
- G = STAIRWAY TO ROOF
- H =