

FEE \$	10.00
TCP \$	/
SIF \$	/

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. _____

102482-55357

Building Address 626 ROAD AV GJ. 81501 No. of Existing Bldgs 1 No. Proposed 1
 Parcel No. 2945-143-07-020 Sq. Ft. of Existing Bldgs _____ Sq. Ft. Proposed 900
 Subdivision _____ Sq. Ft. of Lot / Parcel .144 ACRE
 Filing _____ Block _____ Lot _____
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____
 Height of Proposed Structure _____

OWNER INFORMATION:

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

DESCRIPTION OF WORK & INTENDED USE:

- New Single Family Home (*check type below)
- Interior Remodel Addition
- Other (please specify): WALK-IN COOLER
7'9" x 11'9"

APPLICANT INFORMATION:

Name TIMED ONE/VIN HOSPITALITY, LLC
 Address 626 ROAD AV.
 City / State / Zip GRAND JUNCTION, CO 81501
 Telephone (970) 261-7506

***TYPE OF HOME PROPOSED:**

- Site Built Manufactured Home (UBC)
- Manufactured Home (HUD)
- Other (please specify): PREFABRICATED UNIT,
METAL SKIN, ASSEMBLED ON SITE,

NOTES: _____

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>N/A</u>		
SETBACKS: Front <u>15'</u> from property line (PL)	Permanent Foundation Required: YES _____ NO <u>X</u>		
Side <u>0'</u> from PL Rear <u>0'</u> from PL	Parking Requirement <u>N/A</u>		
Maximum Height of Structure(s) <u>65'</u>	Special Conditions _____		
Voting District _____	Driveway 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 C. Otto Date 8/25/06

Department Approval Ulrich Wagner Date 8/25/06

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>Walk in cooler</u>
Utility Accounting <u>Rothman</u>	Date <u>8/25/06</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)

