

Planning \$ <u>N/C</u>
TCP \$
Drainage \$
SIF\$

# PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

## Public Works and Planning Department

BLDG PERMIT NO.
FILE #

97959-7197

Building Address 1960 N. 12th St.  
 Parcel No. 2945-122-00-109  
 Subdivision \_\_\_\_\_  
 Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_

Multifamily Only:  
 No. of Existing Units \_\_\_\_\_ No. Proposed \_\_\_\_\_  
 Sq. Ft. of Existing \_\_\_\_\_ Sq. Ft. Proposed \_\_\_\_\_  
 Sq. Ft. of Lot / Parcel \_\_\_\_\_  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) \_\_\_\_\_

**OWNER INFORMATION:**

Name Camelia Uzun Berry Trust  
CAMELIA UZUN BERRY TRUST  
 Address 1910 N 12th  
 City / State / Zip \_\_\_\_\_

DESCRIPTION OF WORK & INTENDED USE:  
 Remodel  Change of Use (\*Specify uses below)  
 Addition  Change of Business  
 Other: Open pit fireplace on patio

**APPLICANT INFORMATION:**

Name JIM JEFFRIES DBA KANIMATI  
JIM JEFFRIES DBA KANIMATI CREEK BREWING CO  
 Address 1960 N. 12th St.  
 City / State / Zip CO 81501  
 Telephone 970 263-0111

\* FOR CHANGE OF USE:  
 \*Existing Use: Restaurant  
 \*Proposed Use: "  
 Estimated Remodeling Cost \$ 500.00  
 Current Fair Market Value of Structure \$ 620,300 9/1/80

**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 PLANNING STAFF	
ZONE <u>B-1</u>	Maximum coverage of lot by structures _____
SETBACKS: Front _____ from property line (PL)	Landscaping/Screening Required: YES NO
Side _____ from PL Rear _____ from PL	Parking Requirement _____
Maximum Height of Structure(s) _____	Special Conditions: _____
Voting District _____	Ingress / Egress Location Approval _____ (Engineer's Initials)

Modifications to this Planning Clearance must be approved, in writing, by the Public Works and Planning 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 [Signature] Date 11/26/07  
 Planning Approval [Signature] Date 11/26/07

Additional water and/or sewer tap fee(s) are required: YES NO <u>NO</u> W/O No. <u>pit only</u>
Utility Accounting <u>[Signature]</u> Date <u>11/26/07</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)