

Planning \$	500
TCP \$	
Drainage \$	
SIF\$	

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

BLDG PERMIT NO.
FILE #

Building Address 1119 N 1ST Unit A
Parcel No. 2945-104-00-054
Subdivision none
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 First & North Terraces, LLC
Address 800 Belford Ave.
City / State / Zip GJ CO 81501

DESCRIPTION OF WORK & INTENDED USE:

Remodel Addition
 Change of Use (*Specify uses below)
 Other: 75 seats 12hr
3.6 eqo less
available
* FOR CHANGE OF USE:

APPLICANT INFORMATION:

Name Sixbey/Baldwin G.C., Inc
Address 1420 Motor St.
City / State / Zip G.J. CO 81505
Telephone 970-241-5164

*Existing Use: Real Estate office
*Proposed Use: Restaurant
5:30 12:00 open time
Estimated Remodeling Cost \$ 200,000.00
Current Fair Market Value of Structure \$ 690,450.00

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 C-1 Maximum coverage of lot by structures N/A
SETBACKS: Front 15' from property line (PL) Landscaping/Screening/Required: YES _____ NO X
Side 0' from PL Rear 10' from PL Parking Requirement off hours - evening only
Maximum Height of Structure(s) 40' Special Conditions: - grease trap to be provided
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 [Signature] Date 11-22-06
Department Approval [Signature] Date 1-27-07

Additional water and/or sewer tap fee(s) are required:	YES <u>X</u>	NO	W/O No.	<u>19940</u>
Utility Accounting	<u>[Signature]</u>		Date	<u>11-25-07</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)