

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 #

81623-1302 Reed Building -

Building Address 356 MAIN ST.  
 Parcel No. 2945-143-~~22-023~~ 53-003 #  
 Subdivision \_\_\_\_\_  
 Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_

Multifamily Only:  
 No. of Existing Units \_\_\_\_\_ No. of Proposed \_\_\_\_\_  
 Sq. Ft. of Existing 1876 Sq. Ft. Proposed 1876  
 Sq. Ft. of Lot / Parcel \_\_\_\_\_  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) \_\_\_\_\_

### OWNER INFORMATION:

Name Anil & Sarita Luitel  
 Address 657 GARRETT Way  
 City / State / Zip G.J. Co 81503

### DESCRIPTION OF WORK & INTENDED USE:

Remodel  Addition  
 Change of Use (\*Specify uses below)  
 Other: 40 seats less than 12 hrs

### APPLICANT INFORMATION:

Name BEHRENS BUILDING  
 Address 645 KAYENTA DR  
 City / State / Zip G.J. Co. 81503  
 Telephone 970 261-2573

\* FOR CHANGE OF USE:  
 \*Existing Use: RESTAURANT  
 \*Proposed Use: RESTAURANT  
 Estimated Remodeling Cost \$ 25,000  
 Current Fair Market Value of Structure \$ 1,035,110. ~~2,414,200.~~ #H

**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 _____
SETBACKS: Front _____ from property line (PL)	Landscaping/Screening Required: YES _____ NO _____
Side _____ from PL Rear _____ from PL	Parking Requirement <u>Remodel only</u>
Maximum Height of Structure(s) _____	Special Conditions: <u>Finish finish</u>
Voting District _____	Ingress / Egress Location Approval _____ (Engineer's Initials) <u>Approved per plan</u>

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 4/5/07  
 Department Approval [Signature] Date 4-5-07

Additional water (and/or sewer tap fee(s)) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. _____
Utility Accounting <u>[Signature]</u>	Date <u>4/5/07</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)

5.6' curable