

3.40

Revised 9-3-08

TCP \$
Drainage \$
SIF \$
Inspection \$

Planning \$ 5.00
Bldg Permit #
File #

### PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

Public Works & Planning Department

Building Address 116698-5281  
1224 N 25 STREET  
Parcel No. 2945-124-00-030  
Subdivision \_\_\_\_\_  
Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_

Multifamily Only:  
No. of Existing Units \_\_\_\_\_ No. Proposed \_\_\_\_\_  
Sq. Ft. of Existing 5000 Sq. Ft. Proposed 5000  
Sq. Ft. of Lot / Parcel 45342.76  
Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
(Total Existing & Proposed) \_\_\_\_\_

#### OWNER INFORMATION:

Name L&B Inc dba East Eddy's  
Address 2650 N. AVE suite 108  
City / State / Zip Grand Junction Co.

DESCRIPTION OF WORK & INTENDED USE:  
 Remodel  Change of Use (\*Specify uses below)  
 Addition  Change of Business  
 Other: interior

#### APPLICANT INFORMATION:

Name William Lloyd Pres. L&B Inc  
Address 2650 N. Ave suite 108  
City / State / Zip Grand Junction Co.  
Telephone 970.201.7623

\* FOR CHANGE OF USE:  
\* Existing Use: Playhouse Theater  
\* Proposed Use: Tavern / Pool / Restaurant  
Estimated Remodeling Cost \$ 22,000.00  
Current Fair Market Value of Structure \$ 850K -

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>C-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) _____	Floodplain Certificate Required: YES _____ NO _____
Voting District _____	Special Conditions: <u>CUP Approval is Pending - Revised</u>
Ingress / Egress Location Approval _____ (Engineer's Initials)	<u>9-3-08 Douglas Henderson</u>

Modifications to this Planning Clearance must be approved, in writing, by the Public Works & 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.

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 William Lloyd Date 7-21-08

Planning Approval Pat Hendry Date 7/21/08

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>1500</u>
Utility Accounting <u>Marshall</u>	Date <u>7/1/08</u>		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.4 Grand Junction Zoning & Development Code)  
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)