

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

Replaces Cinnamon Place
9048-011.70 Eddy
PLANNING CLEARANCE
 (Multifamily & Nonresidential Remodels and Change of Use)
Public Works & Planning Department

Planning \$ <i>5⁰⁰</i>
Bldg Permit #
File #

Building Address *2434 Hwy 6 + 50*
 Parcel No. *2945-043-06-001*
 Subdivision *Mesa Mall*
 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 *Stanfield Restaurants (Jason Stanfield)*
 Address *2223 Autumn Ash*
 City / State / Zip *Grand Jct, CO 81506*

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

APPLICANT INFORMATION:

Name *Jason Stanfield*
 Address *2223 Autumn Ash*
 City / State / Zip *Grand Jct, CO 81506*
 Telephone *970-314-1084*

* FOR CHANGE OF USE:
 *Existing Use: _____
 *Proposed Use: _____

Estimated Remodeling Cost \$ *25,000*
 Current Fair Market Value of Structure \$ *1,000,000 +*
assessor website not available

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 *C-1* 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 _____ Ingress / Egress Location Approval _____ Special Conditions: _____
 (Engineer's Initials)

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 *[Signature]* Date *8-31-09*
 Planning Approval *[Signature]* Date *8/31/09*

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <i>No chg in use</i>
Utility Accounting <i>Marshall Cor</i>	Date <i>8/31/09</i>		

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)