

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

Planning \$ <u>5,00</u>
Bldg Permit #
File #

## PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

**Public Works & Planning Department**

53040-0

Building Address 2478 Hwy 6450 Unit A  
 Parcel No. 2945-091-21-004  
 Subdivision Grand Mesa Center  
 Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot 4

Multifamily Only:  
 No. of Existing Units \_\_\_\_\_ No. Proposed \_\_\_\_\_  
 Sq. Ft. of Existing 4500 APPROX Sq. Ft. Proposed SAME  
 Sq. Ft. of Lot / Parcel 6710  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) \_\_\_\_\_

**OWNER INFORMATION:**

Name GRAND MESA CENTER LLC  
 Address 2127 WEBBELL BUSINESS CTR  
 City / State / Zip ST LOUIS MO 63114-5700

**DESCRIPTION OF WORK & INTENDED USE:**

Remodel  Change of Use (\*Specify uses below)  
 Addition  Change of Business  
 Other: demo of interior (prev restaurant use)

**APPLICANT INFORMATION:**

Name DEKAMER RESOURCES  
 Address 817 FALCON WAY #204  
 City / State / Zip GRAND JCT CO 81506  
 Telephone 589-6288

\* FOR CHANGE OF USE:

\*Existing Use: Restaurant **PAID**  
 \*Proposed Use: \_\_\_\_\_ **MAY 26 2009**  
**RB**

Estimated Remodeling Cost \$ \_\_\_\_\_

Current Fair Market Value of Structure \$ 1,052,350.00

**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 PLANNING STAFF**

ZONE C2  
 SETBACKS: Front 15/25 from property line (PL)  
 Side 0/0 from PL Rear 10/10 from PL  
 Maximum Height of Structure(s) 40  
 Voting District \_\_\_\_\_ Ingress / Egress Location Approval \_\_\_\_\_  
 (Engineer's Initials)

Maximum coverage of lot by structures \_\_\_\_\_  
 Landscaping/Screening Required: YES \_\_\_\_\_ NO \_\_\_\_\_  
 Parking Requirement \_\_\_\_\_  
 Floodplain Certificate Required: YES \_\_\_\_\_ NO   
 Special Conditions: \_\_\_\_\_

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 5/24/09  
 Planning Approval [Signature] Date 5/26/09

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>no sewer/water</u>
Utility Accounting <u>[Signature]</u>	Date <u>5/26/09</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)