

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

Planning \$ <u>8.00</u>
Bldg Permit #
File #

PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

Public Works & Planning Department

4334-0

Building Address 1910 North Ave
 Parcel No. 2945-124-25-012
 Subdivision ARCADIA VILLAGE
 Filing _____ Block _____ Lot _____

Multifamily Only:
 No. of Existing Units _____ No. Proposed _____
 Sq. Ft. of Existing 4215 Sq. Ft. Proposed SAME
 Sq. Ft. of Lot / Parcel _____
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) _____

OWNER INFORMATION:

Name FAMILY RESTAURANTS
 Address 2706 W COLFAX AVE
 City / State / Zip DENVER, CO 80204

DESCRIPTION OF WORK & INTENDED USE:

Remodel Change of Use (*Specify uses below)
 Addition Change of Business
 Other: _____

APPLICANT INFORMATION:

Name JACKSON-ROSE COMPANY
 Address 465 HALL AVE
 City / State / Zip Ft, CO 81501
 Telephone 263-0231

* FOR CHANGE OF USE: RESTAURANT
 *Existing Use: REMODEL - LIGHTING, PAINT
 *Proposed Use: SAME
 Estimated Remodeling Cost \$ 4000.00
 Current Fair Market Value of Structure \$ 328,570.00

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 <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: _____
Ingress / Egress Location Approval _____ (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 9/14/09
 Planning Approval [Signature] Date 9/14/09

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>NO MORE SEATS STILL IN VILLAGE</u>
Utility Accounting <u>[Signature]</u>	Date <u>9/14/09</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)