

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 6750 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 WEBELT BUSINESS CENTER
 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 DEKMAK 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 <u>C2</u>	Maximum coverage of lot by structures _____		
SETBACKS: Front <u>15/25</u> from property line (PL)	Landscaping/Screening Required: YES _____ NO _____		
Side <u>0/0</u> from PL Rear <u>10/10</u> from PL	Parking Requirement _____		
Maximum Height of Structure(s) <u>40</u>	Floodplain Certificate Required: YES _____ NO <input checked="" type="checkbox"/>		
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 5/24/09 5/26/09
 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)