

PN-2010-368

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 225 Nth 5th St.
 Parcel No. 2945-143-09-010
 Subdivision City of Grand Junction
 Filing _____ Block 96 Lot 1-24

Multifamily Only:
 No. of Existing Units _____ No. Proposed _____
 Sq. Ft. of Existing 2050 Sq. Ft. Proposed 2100
 Sq. Ft. of Lot / Parcel _____
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) _____

OWNER INFORMATION:

Name ENIDIA BUILDING COMPANY LLC
 Address 225 N 5th St.
 City / State / Zip GRAND JCT, CO 81501

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

APPLICANT INFORMATION:

Name WESTERN SLOPE CONTRACTING LLC
 Address 2619 H. RD.
 City / State / Zip GRAND JCT, CO 81501
 Telephone (970) 708-7737

* FOR CHANGE OF USE: NO **PAID**
 *Existing Use: RESTURANT OCT 05 2010
 *Proposed Use: RESTURANT RS
 Estimated Remodeling Cost \$ 68,500
 Current Fair Market Value of Structure \$ 4,052,460.00

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 B-2 Maximum coverage of lot by structures _____

SETBACKS: Front 0 from property line (PL) Landscaping/Screening Required: YES _____ NO _____

Side 0 from PL Rear 0 from PL Parking Requirement _____

Maximum Height of Structure(s) _____ Floodplain Certificate Required: YES _____ NO _____

Voting District _____ Ingress / Egress Location Approval _____ Special Conditions: approved per plan
 (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 OCTOBER 4, 2010
 Planning Approval Bayleen Henderson Date 10-5-2010

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No.
Utility Accounting <u>[Signature]</u>	Date <u>10-5-10</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)