

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

Planning \$
Bldg Permit #
File #

# PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)  
**Public Works & Planning Department**

Building Address 2412 F Rd #3  
 Parcel No. 2945-043-01-013  
 Subdivision Elliott's Commercial Condominiums  
 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 B&J Properties Development  
 Address 480 W. Park Dr #200  
 City / State / Zip Grand Junction, CO 81505

### DESCRIPTION OF WORK & INTENDED USE:

- Remodel
- Addition
- Other: Tenant Finish
- Change of Use (\*Specify uses below)
- Change of Business

### APPLICANT INFORMATION:

Name Western Constructors Inc  
 Address 480 W Park Dr #200  
 City / State / Zip Grand Junction, CO 81505  
 Telephone (970) 241-5457

### \* FOR CHANGE OF USE:

\*Existing Use: Shell  
 \*Proposed Use: Cafe Rio Mexican Grill

Estimated Remodeling Cost \$ ~~250,000~~ 250,000

Current Fair Market Value of Structure \$ \_\_\_\_\_

**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. CC

### THIS SECTION TO BE COMPLETED BY PLANNING STAFF

ZONE C-1 Maximum coverage of lot by structures 82% setbacks

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: per plan for water setbacks

(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 10/15/2010

Planning Approval [Signature] Date 10/19/2010

Additional water and/or sewer tap fee(s) are required:  YES  NO  W/O No. 21784

Utility Accounting [Signature] Date 10-19-10

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)