

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

Building Address 436 Main Street
 Parcel No. 2945-143-16-017
 Subdivision —
 Filing _____ Block _____ Lot _____

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

OWNER INFORMATION:

Name Bra Bradley
 Address 436 Main Street
 City / State / Zip GRAND Jct. Co 81501

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

APPLICANT INFORMATION:

Name John Bennett
 Address 2356 Rimrock Ave 400-310
 City / State / Zip GRAND Jct. Co. 81505
 Telephone 234-0808

* FOR CHANGE OF USE:
 *Existing Use: VACANT NITECLUB
 *Proposed Use: NITECLUB
 Estimated Remodeling Cost \$ _____
 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.

THIS SECTION TO BE COMPLETED BY PLANNING STAFF			
ZONE <u>B-2</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 <u>PAID</u> NO _____	
Voting District _____	Ingress / Egress Location Approval _____ (Engineer's Initials)	Special Conditions: _____	JUL 09 2010

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 John Bennett Date 7-9-10
 Planning Approval Lydian Reynolds Date 7-9-10

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting <u>—</u>	Date <u>7/9/10</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)