

Planning \$ <u>5.00</u>	Drainage \$ <u>0</u>
TCP \$ <u>0</u>	School Impact \$ <u>0</u>

(2)

BLDG PERMIT NO. <u>90671</u>
FILE #

PLANNING CLEARANCE
 (multifamily and non-residential remodels and change of use)
Grand Junction Community Development Department

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 2464 US HWY 6 #50
UNIT B1 & B2

SUBDIVISION _____

FILING _____ BLK _____ LOT _____

OWNER THIS LITTLE PIGGY LLC

ADDRESS 4901 W 103RD CIRCL

TELEPHONE 303-404-2535

APPLICANT PAUL KAREWS

ADDRESS 2625 MEGA AVE

TELEPHONE 242-6834

TAX SCHEDULE NO. 2945-091-21-001

CURRENT FAIR MARKET VALUE OF STRUCTURE \$ N/A

ESTIMATED REMODELING COST \$ 160,000.00

NO. OF DWELLING UNITS: BEFORE 0 AFTER 0
 CONSTRUCTION

USE OF ALL EXISTING BLDGS Retail

DESCRIPTION OF WORK & INTENDED USE:
HOMEBAKED HM CO & CAFE
TENANT FINISH

Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE C-2

SPECIAL CONDITIONS: _____

PARKING REQUIREMENT: N/A

LANDSCAPING/SCREENING REQUIRED: YES ___ NO X

CENSUS TRACT _____ TRAFFIC ZONE _____ ANNEX _____

Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department Director. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued by the Building Department (Section 307, Uniform Building Code). Required improvements in the public right-of-way must be guaranteed prior to issuance of a Planning Clearance. All other required site improvements must be completed or guaranteed prior to issuance of a Certificate of Occupancy. Any landscaping required by this permit shall be maintained in an acceptable and healthy condition. The replacement of any vegetation materials that die or are in an unhealthy condition is required by the Grand Junction Zoning and Development Code.

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 that 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's Signature Paul A. Karew Date 8-22-03

Department Approval C. Faye Gibson Date 8/22/03

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No.
Utility Accounting	<u>Dothe Knover</u>		Date <u>8/22/03</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning and Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

From: Dan Tonello
To: Gibson, Faye; Lee, Bob; Prall, Trenton
Date: 8/25/03 10:14AM
Subject: Honey Baked Ham Restaurant

Based on the information submitted to this office, the Honey Baked Ham Restaurant to be located at 2464 Hwy 6&50, will not be required to install a grease interceptor.

If additional information is needed, please contact me at 256-4164