

Planning \$	5.00
TCP \$	0
Drainage \$	0
SIF\$	0

PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

Community Development Department

BLDG PERMIT NO. _____

FILE # _____

Building Address 200 West Grand Ave

Multifamily Only: _____

No. of Existing Units 13 No. Proposed _____

Parcel No. 2945-151-00-092

Sq. Ft. of Existing _____ Sq. Ft. Proposed 2364

Subdivision Grand Central Plaza

Sq. Ft. of Lot / Parcel _____

Filing 1 Block _____ Lot 1

Sq. Ft. Coverage of Lot by Structures & Impervious Surface

OWNER INFORMATION:

(Total Existing & Proposed) _____

Name Grand Central Plaza LLC

DESCRIPTION OF WORK & INTENDED USE:

Address 800 Belford

- Remodel Addition
 Change of Use (*Specify uses below)
 Other: _____

City / State / Zip Grand Jct 81501

*** FOR CHANGE OF USE:**

APPLICANT INFORMATION:

*Existing Use: Retail

Name Merritt Sirbey

*Proposed Use: Retail Sell Pizza

Address 1420 Moton Street

City / State / Zip Grand Jct CO

Estimated Remodeling Cost \$ 175,000⁰⁰

Telephone 261-1463 241-5164

Current Fair Market Value of Structure \$ 1,800,870⁰⁰
~~2,500,000⁰⁰~~

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 COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE C-1

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) _____

Special Conditions: Tenant Finish

Voting District _____

Ingress / Egress Location Approval _____
 (Engineer's Initials)

Modifications to this Planning Clearance must be approved, in writing, by the Community Development 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 (Section 305, Uniform Building 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 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 6/2/04

Department Approval Daylan Henderson Date 6-16-04

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 17328

Utility Accounting [Signature] Date 6/16/04

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

From: Scott Williams
To: Bob Lee; Bret Guillory; Faye Hall; s_sheehy@msn.com; Wendy Spurr
Date: 6/10/2004 11:43:57 AM
Subject: RE: Chicago's Nancy's Pizzeria

6/10/04

Based on information submitted to this office, Chicago's Nancy's Pizzeria, to be located at 200 West Grand Avenue, will have no pretreatment requirements. Please contact me at #256-4162, should you have questions.