

Neeshee

Planning \$	N/A
TCP \$	N/A
Drainage \$	N/A
SIF\$	

PLANNING CLEARANCE
(Multifamily & Nonresidential Remodels and Change of Use)
Community Development Department

BLDG PERMIT NO.
FILE # <u>COV-2004-211</u>

Building Address 810 NORTH AVE
 Parcel No. 2945-114-19-018
 Subdivision N/A
 Filing _____ Block _____ Lot _____

Multifamily Only: N/A No. of Existing Units _____ No. Proposed _____
 Sq. Ft. of Existing _____ Sq. Ft. Proposed _____
 Sq. Ft. of Lot / Parcel 15,290
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____

OWNER INFORMATION:

Name HK INVESTMENTS, LLC
40 STEVE WILLE
 Address 187 89 ROAD
 City / State / Zip GRAND JUNCTION, CO
81503

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name DAVID HAYES / BRENDA HAYES
 Address ALL SPORTS OUTLET
2650 NORTH AVE #111
 City / State / Zip GRAND JUNCTION, CO
81501
 Telephone 970 257 9895 (250-2043)

*** FOR CHANGE OF USE:**

*Existing Use: RESTAURANT
 *Proposed Use: RETAIL

Estimated Remodeling Cost \$ 15,000
 Current Fair Market Value of Structure \$ ~~450,000~~ 297,000 (✓)

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 N/A
 SETBACKS: Front 15' from property line (PL) Landscaping/Screening Required: YES _____ NO X
 Side 0' from PL Rear 10' from PL Parking Requirement 1 PER 500 sq. ft. - 26 EXISTING (9 REQ.)
 Maximum Height of Structure(s) 40' Special Conditions: _____
 Voting District _____ Ingress / Egress Location Approval RAJ RESTRIPE EXISTING PARKING LOT SPACES
 (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 Brenda Hayes Date 9/8/04
 Department Approval [Signature] Date 9-29-04

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No.
Utility Accounting <u>[Signature]</u>	Date <u>10-1-04</u>		

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)