

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

BLDG PERMIT NO.
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 666 PATTERSON  
UNITS 2 & 3

TAX SCHEDULE NO. 2945-023-15-001

SUBDIVISION \_\_\_\_\_

CURRENT FAIR MARKET VALUE OF STRUCTURE \$ 355,730.00

FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT \_\_\_\_\_

ESTIMATED REMODELING COST \$ 25,000.00

OWNER Robert Christensen  
*c/o Monument Prop. Management.*

NO. OF DWELLING UNITS: BEFORE \_\_\_\_\_ AFTER \_\_\_\_\_  
 CONSTRUCTION

ADDRESS 603 28 1/4 Rd 81506

USE OF ALL EXISTING BLDGS Retail

TELEPHONE 970-243-5323

DESCRIPTION OF WORK & INTENDED USE: Remodeling

APPLICANT TRAVERS COFFEE

for Coffee Shop

ADDRESS 666 PATTERSON

TELEPHONE 970-596-2500

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 B-1

SPECIAL CONDITIONS: Interior Remodel

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 [Signature]

Date 1-26-04

Department Approval [Signature]

Date 1-26-04

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting	<u>[Signature]</u>		Date <u>1/24/04</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:** Guillory, Bret; Hall, Faye; Lee, Bob  
**Date:** 1/28/04 9:43AM  
**Subject:** Trader's Coffee Shop

Based on the information submitted to this office, Trader's Coffee Shop, to be located at 666 Patterson Road, will not be required to install a grease interceptor.

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