

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

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

BLDG PERMIT NO.
FILE #

• 36380-1303

Building Address 400 MAIN, G.S
 Parcel No. 2945-143-16-007
 Subdivision _____
 Filing _____ Block _____ Lot _____

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

OWNER INFORMATION:

Name AMICI LLC
 Address 400 MAIN ST.
 City / State / Zip GRAND JCT, CO 81501

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name BOA BUILDERS
 Address Box 603
 City / State / Zip PALISADE, CO 81526
 Telephone 970 4647842

* FOR CHANGE OF USE:
 *Existing Use: Restaurant
 *Proposed Use: SAME
 Estimated Remodeling Cost \$ 80,000
 Current Fair Market Value of Structure \$ 176,690.00

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 <u>B-2</u>	Maximum coverage of lot by structures _____
SETBACKS: Front _____ from property line (PL)	Landscaping/Screening Required: YES _____ NO <u>X</u>
Side _____ from PL Rear _____ from PL	Parking Requirement <u>N/A</u>
Maximum Height of Structure(s) _____	Special Conditions: <u>Interior remodel</u>
Voting District _____	Ingress / Egress Location Approval <u>only</u> (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 Thomas J. Bosko Date 3/4/05
 Department Approval Wesley Magee Date 3/4/05

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>✓</u>	W/O No.
Utility Accounting	<u>EXISTING FAN SUFFICIENT</u>		Date <u>3/4/05</u>

From: Scott Williams
To: Bob Lee; Bret Guillory; Faye Hall; Wendy Spurr
Date: 3/15/05 8:58:37 AM
Subject: RE: IL Bistro Italiano Remodel/Expansion

3/15/05

Based on information submitted to his office, IL Bistro Italiano, located at 400 Main Street, will have no additional pretreatment requirements applied to their facility as a result of this remodel/expansion. The facility has an existing 1000 gallon grease interceptor and this is considered to be adequate.

Please contact Mike Shea or myself at #256-4180, should you have questions or comments.