

Planning \$	500
TCP \$	/
Drainage \$	/
SIF\$	/

PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

Community Development Department

EXISTING ACCT 9978-6185

BLDG PERMIT NO.
FILE #

Building Address 1840 N. 12TH ST.
 Parcel No. 2945-123-03-026
 Subdivision OVERHILL ANNEX
 Filing _____ Block 122 Lot 3

Multifamily Only:
 No. of Existing Units _____ No. Proposed _____
 Sq. Ft. of Existing 1571 Sq. Ft. Proposed _____
 Sq. Ft. of Lot / Parcel _____
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) _____

OWNER INFORMATION:

Name Joe Johnson
 Address 8731 S. Sandy Parkway
 City / State / Zip Sandy City UT 84070

DESCRIPTION OF WORK & INTENDED USE:

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

* FOR CHANGE OF USE:

APPLICANT INFORMATION:

Name Sam Eric Greenwood Chief
 Address 12037 S. 245 W. #100
 City / State / Zip Draper UT 84020
 Telephone (801) 576-0550

*Existing Use: TANNING CABIN
 *Proposed Use: LITTLE CASABLANCO
 Estimated Remodeling Cost \$ 5000
 Current Fair Market Value of Structure \$ 304,476.00

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 C-1 Maximum coverage of lot by structures _____
 SETBACKS: Front _____ from property line (PL) Landscaping/Screening Required: YES _____ NO X
 Side _____ from PL Rear _____ from PL Parking Requirement N/A
 Maximum Height of Structure(s) _____ Special Conditions: demo only, will need
 Voting District _____ Ingress / Egress Location Approval _____
 (Engineer's Initials) to come in for interior remodel

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 _____ Date 2-10-06
 Department Approval [Signature] Date 2-10-06

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No.
Utility Accounting <u>(Bensley)</u>	Date <u>2/10/06</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)

From: Scott Williams
To: Bob Lee; Bret Guillory; Faye Hall; Wendy Spurr
Date: 2/14/2006 8:59 am
Subject: RE: Little Caesars Pizza

2/14/06

Based on information submitted to this office, Little Caesars Pizza, located at 1840 North 12th Street, will have no pretreatment requirements.

Should you have questions or comments, please contact Mike Shea or myself at (970) 256-4180.