

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 683 Horizon Dr.
Parcel No. 2945-012-50-011
Subdivision Safe Way at Horizon Park
Filing _____ Block _____ Lot _____

Multifamily Only:
No. of Existing Units _____ No. Proposed _____
Sq. Ft. of Existing 1170 Sq. Ft. Proposed _____
Sq. Ft. of Lot / Parcel _____
Sq. Ft. Coverage of Lot by Structures & Impervious Surface
(Total Existing & Proposed) _____

OWNER INFORMATION:

Name New Horizons LLC
Address _____
City / State / Zip _____

DESCRIPTION OF WORK & INTENDED USE:
 Remodel Addition
 Change of Use (*Specify uses below)
 Other: tenant improvement

APPLICANT INFORMATION:

Name Brian Phelps Kansas contracting
Address 2625 Mesa Ave
City / State / Zip CO 81501
Telephone 970-261-8934

* FOR CHANGE OF USE:
*Existing Use: _____
*Proposed Use: _____

Estimated Remodeling Cost \$ 60,000.00
Current Fair Market Value of Structure \$ 886,370.00

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>C-1</u>	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: _____
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 Brian Phelps Date 10-4-06
Department Approval Gary Henderson Date 10-4-06

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. _____
Utility Accounting	<u>Casey</u>		Date <u>10/4/06</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; guywanshek@yahoo.com; Wendy Spurr
Date: 10/4/2006 2:30 PM
Subject: RE: Authentic Eats

10/04/06

Based on information submitted to this office, Authentic Eats, located at 683 Horizon Drive Suite 112, will be required to install a grease interceptor having a minimum capacity of 1000 gallons and having a minimum of two compartments.

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