

Planning \$	0
TCP \$	0
Drainage \$	0
SIF\$	

LANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

BLDG PERMIT NO.
FILE # <u>CUP-2006-055</u>

Community Development Department

24.4 EQU

13908-8705

Building Address 715 HORIZON DR
 Parcel No. 2 701-363-00-121
 Subdivision _____
 Filing _____ Block _____ Lot _____

Multifamily Only:
 No. of Existing Units 1 No. Proposed 1
 Sq. Ft. of Existing 73,272 Sq. Ft. Proposed 73,272
 Sq. Ft. of Lot / Parcel \$123,710
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) _____

OWNER INFORMATION:

Name DAVID ELLIOTT
 Address PO Box 60222
 City / State / Zip GRAND JT, CO 81502

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name ROB ROWLANDS
 Address 917 MAIN ST.
 City / State / Zip GRAND JT, CO 81501
 Telephone 241-1903

* FOR CHANGE OF USE:

*Existing Use: VACANT
 *Proposed Use: SPORTS BAR
 Estimated Remodeling Cost \$ 176,000
 Current Fair Market Value of Structure \$ 1,467,900

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 <u>NA</u>
SETBACKS: Front <u>NA</u> from property line (PL)	Landscaping/Screening Required: YES _____ NO <u>X</u>
Side <u>NA</u> from PL Rear <u>NA</u> from PL	Parking Requirement <u>no new parking required</u>
Maximum Height of Structure(s) <u>NA</u>	Special Conditions: <u>Hold final inspection until cleared by comm. Devel</u>
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 [Signature] Date 5/16/06
 Department Approval [Signature] Date 5/17/06

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No.
Utility Accounting <u>EXISTING 24.4 EQU SUFFICIENT TO ASSESS SPORTS BAR (SEE NOTES ON ACCT)</u>	Date	<u>5/17/06</u>	<u>[Signature]</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: 3/31/2006 8:42 am
Subject: RE: Bub's Field Sports Pub

3/31/06

Based on information submitted to this office, Bub's Field Sports Pub, located at 715 Horizon Drive, Suite 100, will be required to install a grease interceptor having a minimum capacity of 1400 gallons and having at least two compartments. Another existing restaurant at 715 Horizon Drive, Shanghai Gardens Restaurant, will also be required to utilize this same new grease interceptor.

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