

Planning \$ 10,000 5.00
TCP \$
Drainage \$
SIF\$

PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

Community Development Department

BLDG PERMIT NO.
FILE #

Building Address 200 Road Avenue
 Parcel No. 2945-145-12-016
 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 City Market
 Address 555 Sand Hill Lane
 City / State / Zip Grand Junction

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name Reggie Futch
 Address 65 Tejon St
 City / State / Zip Denver, CO 80223
 Telephone 303.921.6702

*** FOR CHANGE OF USE:**

*Existing Use: Sales Promotional Area
 *Proposed Use: Starbucks coffee shop

Estimated Remodeling Cost \$ 149,926
 Current Fair Market Value of Structure \$ 3,197,440

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 <u>15</u> from property line (PL)	Landscaping/Screening Required: YES _____ NO _____
Side <u>0</u> from PL Rear <u>0</u> from PL	Parking Requirement _____
Maximum Height of Structure(s) _____	Special Conditions: <u>will need sign</u>
Voting District _____	Ingress / Egress Location Approval _____ (Engineer's Initials) <u>permits</u>

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 10/25/06

Department Approval [Signature] Date 10/26/06 39.64

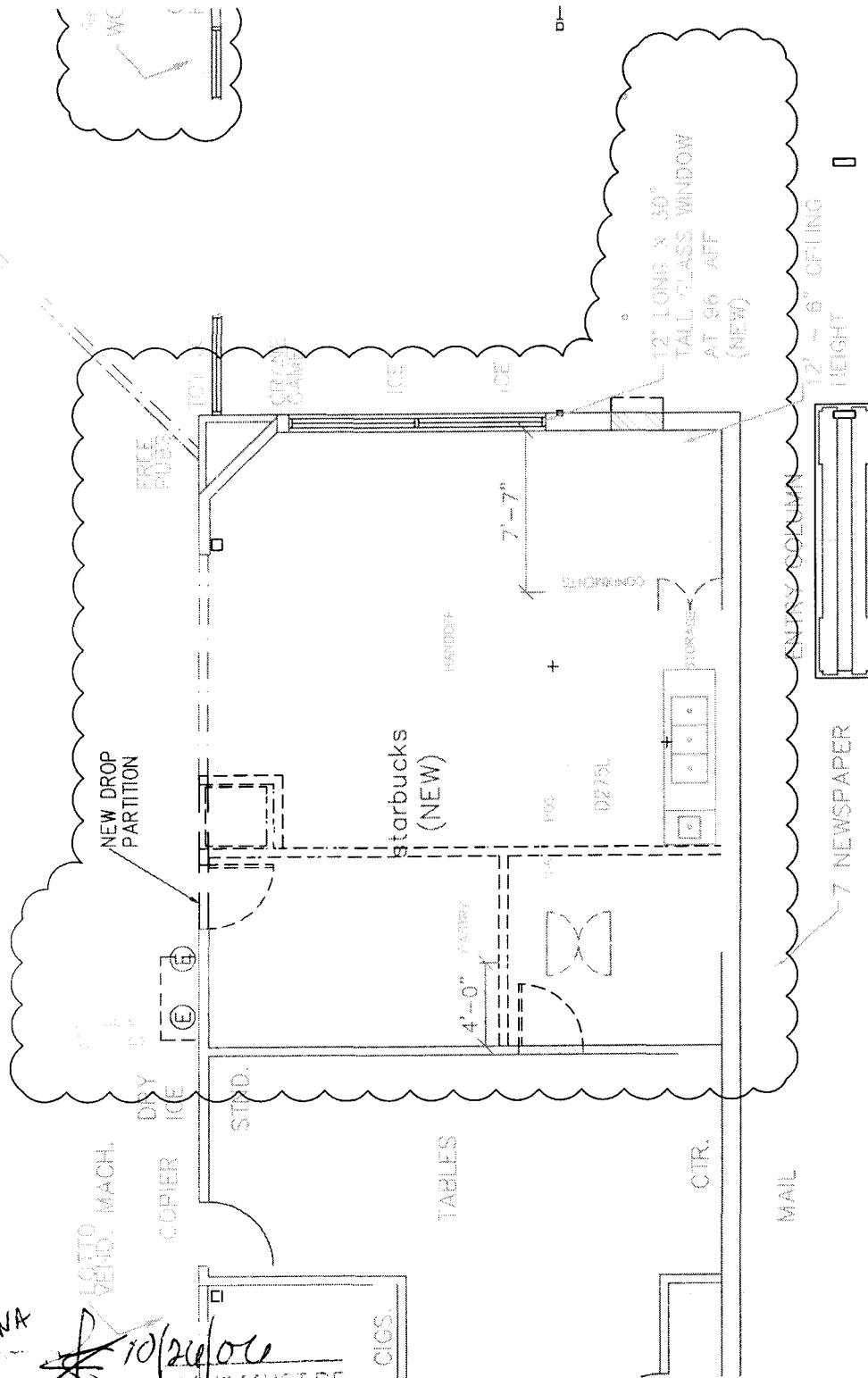
Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O perm <u>1720</u>
Utility Accounting <u>[Signature]</u>	Date <u>10/26/06</u>		

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)

ACCEPTED
NA

10/25/06
ALL CHANGES MUST BE
NOTED IN PLANNING
DRAWINGS

LOCK ALL DOORS PROPERLY
AND PROTECT PLANTS.



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City Market
200 Road Avenue
Starbucks Addition
10/25/06