

Planning \$ <u>5.00</u>
TCP \$
Drainage \$
SIF\$

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

BLDG PERMIT NO.
FILE #

Building Address 2232 N<sup>th</sup> 7<sup>th</sup>  
Parcel No. 2945 111 00 110  
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 George Wheeler  
Address 3045 Teller Ave  
City / State / Zip 69 CO 81504

**DESCRIPTION OF WORK & INTENDED USE:**

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

**APPLICANT INFORMATION:**

Name Brian Phelps / Phelps Construction  
Address 427 S. 4<sup>th</sup> St  
City / State / Zip 69 CO 81503  
Telephone 261-8934

\* FOR CHANGE OF USE:  
\*Existing Use: Restaurant  
\*Proposed Use: Deli  
Estimated Remodeling Cost \$ 75,000.00  
Current Fair Market Value of Structure \$ 446,050.00

**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 B-1 Maximum coverage of lot by structures N/A  
SETBACKS: Front 20' from property line (PL) Landscaping/Screening Required: YES \_\_\_\_\_ NO X  
Side 0' from PL Rear 15' from PL Parking Requirement N/A  
Maximum Height of Structure(s) 40' Special Conditions: Interior remodel  
Voting District \_\_\_\_\_ Ingress / Egress Location Approval only  
(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 B. Phelps Date 3-1-07

Department Approval W. Hagan Date 3-1-07

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>_____</u>
Utility Accounting <u>_____</u>	Date <u>3-1-07</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; mike.mossburg@co.mesa.co.us; Wend...  
**Date:** 3/14/2007 1:55 PM  
**Subject:** RE: 7th Street Deli

3/14/07

Based on information submitted to this office, 7th Street Deli, located at 2232 North 7th Street, will have no pretreatment requirements. Should you have questions or comments, please contact Mike Shea or myself at (970) 256-4180.