

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 2422 Mesa Mall
2945-043-03-006
Parcel No. 2422 Hwy 61-50

Multifamily Only:
No. of Existing Units _____ No. Proposed _____

Sq. Ft. of Existing _____ Sq. Ft. Proposed 10x12
Kiosk

Sq. Ft. of Lot / Parcel _____
Sq. Ft. Coverage of Lot by Structures & Impervious Surface
(Total Existing & Proposed) _____

Subdivision Target Wing
Filing _____ Block _____ Lot _____

OWNER INFORMATION:

Name Mesa Mall
Address _____
City / State / Zip _____

DESCRIPTION OF WORK & INTENDED USE:

- Remodel
- Addition
- Change of Use (*Specify uses below)
- Other: Installation of kiosk

*** FOR CHANGE OF USE:**

*Existing Use: _____

*Proposed Use: Food sales

APPLICANT INFORMATION:

Name MS, LLC dba Dippin' Dots
Address 225 N. 5th St. Ste 111
City / State / Zip Grand Junction, CO 81501
Telephone 970-250-4088

Estimated Remodeling Cost \$ 50,000
6,652,710.00
Current Fair Market Value of Structure \$ ~~50,000~~ 6.6M

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: <u>approved per plan</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).

Plenty of EOUS

Applicant Signature Jessica Pampaloni Date 5/4/07
Department Approval Gayle Henderson Date 5-4-07

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>NO CHANGE</u>
Utility Accounting <u>OWN</u>	Date <u>5-4-07</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)