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PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

Community Development Department

BLDG PERMIT NO.

FILE #

Building Address 757 S. HWY 50

Parcel No. 2945-261-73-014

Subdivision _____

Filing _____ Block _____ Lot _____

OWNER INFORMATION:

Name Joseph & Barbara Maruca

Address 757 S. Hwy 50

City / State / Zip 81503

APPLICANT INFORMATION:

Name ARCHIE DUMFORD

Address 2914 PLYMOUTH RD

City / State / Zip GRAND JCT, CO 81503

Telephone 970-985-4752

Multifamily Only:
No. of Existing Units 2 No. Proposed 2

Sq. Ft. of Existing N/A Sq. Ft. Proposed N/A

Sq. Ft. of Lot / Parcel _____

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

DESCRIPTION OF WORK & INTENDED USE:

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

*** FOR CHANGE OF USE:**

*Existing Use: _____

*Proposed Use: _____

Estimated Remodeling Cost \$ 100⁰⁰

Current Fair Market Value of Structure \$ _____

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 C-1 Maximum coverage of lot by structures 100%

SETBACKS: Front 15/25 from property line (PL) Landscaping/Screening Required: YES _____ NO _____

Side 00/00 from PL Rear 10/10 from PL Parking Requirement _____

Maximum Height of Structure(s) 40' Special Conditions: Demo Only

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 Archie Dumford Date 3/7/07

Department Approval Wendy Spurr Date 3/7/07

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No.
Utility Accounting	<u>Kateceloban</u>		Date <u>3/7/07</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: 4/18/2007 9:15 AM
Subject: RE: Viking Fish & Chips

4/18/07 MS/STW

Based on information submitted to this office, Viking Fish & Chips, located at 757 South Highway 50, will have no pretreatment requirements at this time. The facility is offering take-out service only. The facility will be required to meet the local discharge limitation for fats, oils and grease of animal/vegetable origin. Should grease related problems develop in the sewer system serving this area, the grease interceptor requirement for this facility will be re-considered.

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