

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 2502 Hwy 6+50 Ste 600
Parcel No. 2945-103-53-001
Subdivision Riverside Crossing
Filing _____ Block _____ Lot _____

Multifamily Only:
No. of Existing Units _____ No. Proposed _____
Sq. Ft. of Existing 2500 Sq. Ft. Proposed _____
Sq. Ft. of Lot / Parcel _____
Sq. Ft. Coverage of Lot by Structures & Impervious Surface
(Total Existing & Proposed) _____

OWNER INFORMATION:

Name Harsh Griffith
Address 2047 Conestoga Dr
City / State / Zip G.S. Co. 81503

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name Harsh Griffith
Address 2047 Conestoga Dr
City / State / Zip G.S. Co. 81503
Telephone 970-255-1566

* FOR CHANGE OF USE:
*Existing Use: Employees
*Proposed Use: Restaurant - 70 Seats
Soup Salad Baked Potatoes -
Estimated Remodeling Cost \$ 100,000
Current Fair Market Value of Structure \$ New bldg

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-2</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: _____
Voting District _____	Ingress / Egress Location Approval _____ (Engineer's Initials) <u>approved per plan</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 7/2/07
Department Approval [Signature] Date 7-2-07

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>20385/Ref 2502 Hwy 6+50</u>
Utility Accounting <u>[Signature]</u>	Date <u>7/2/07</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)

SPR-2007-083

From: Scott Williams
To: Bob Lee; Bret Guillory; Faye Hall; krkgriffith@yahoo.com; mike.mossb...
Date: 6/19/2007 8:09 AM
Subject: RE: The Garden of Eat'n

6/19/07

Based on information submitted to this office, The Garden of Eat'n, located at 2502 Highway 6 & 50, Suite #600, will have no pretreatment requirements at this time. Should grease related problems develop in the sanitary sewer serving this facility, the grease interceptor requirement will be re-considered.

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