

| |
|-------------------------|
| 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 230 LYNWOOD ST
Parcel No. 2945-254-40-007
Subdivision MERIDIAN PARK
Filing _____ Block _____ Lot 7

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 EAGLE TREE PIZZA INC
Address 2249 BROADWAY AVE
City / State / Zip GRAND JCT. CO, 81504

DESCRIPTION OF WORK & INTENDED USE:

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

* FOR CHANGE OF USE: take out pizza

APPLICANT INFORMATION:

Name SUN KING
Address PO Box 3299
City / State / Zip GRAND JCT CO 81502
Telephone 245-9173

*Existing Use: _____
*Proposed Use: _____

Estimated Remodeling Cost \$ 90,000
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 <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: _____ |
| Voting District _____ | Ingress / Egress Location Approval _____ (Engineer's Initials) |
| | <u>New structure Tenant finish</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 _____ Date 4-4-07 5.2 eqd.

Department Approval _____ Date 4/5/07

| | | | |
|--|-----|--|------------------------------------|
| Additional water and/or sewer tap fees are required: | YES | NO <input checked="" type="checkbox"/> | W/O No. <u>NO change sur/water</u> |
| Utility Accounting _____ | | Date <u>4-4-07</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)

4/4/07

From: Scott Williams
To: Bob Lee; Bret Guillory; Faye Hall; mike.mossburg@co.mesa.co.us; Wend...
Date: 5/3/2007 7:50 AM
Subject: RE: Domino's Pizza

5/03/07

Based on information submitted to this office, Domino's Pizza, located at 230 Lynwood Street, Unit #H, will have no pretreatment requirements.

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