

Planning \$	5.00
TCP \$	
Drainage \$	
SIF\$	

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

BLDG PERMIT NO.
FILE #

9 7426-55270

200B #300

Building Address 2546 Rimrock Ave.  
 Parcel No. 2945-103-37-015  
 Subdivision Rimrock  
 Filing 3 Block 2 Lot 1

Multifamily Only:  
 No. of Existing Units \_\_\_\_\_ No. Proposed \_\_\_\_\_  
 Sq. Ft. of Existing 1400 Sq. Ft. Proposed \_\_\_\_\_  
 Sq. Ft. of Lot / Parcel \_\_\_\_\_  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) \_\_\_\_\_

**OWNER INFORMATION:**

Name THF Realty  
 Address 2127 Innerbelt Business Center Dr.  
 City / State / Zip Saint Louis MO 63114

DESCRIPTION OF WORK & INTENDED USE:  
 Remodel  Addition  
 Change of Use (\*Specify uses below)  
 Other: Interior Finish out of tenant space  
- TAKE & BAKE - PIZZA

**APPLICANT INFORMATION:**

Name Hans Campbell CDC, Inc.  
 Address 2152 Buffalo Dr.  
 City / State / Zip Grand Junction CO 81503  
 Telephone 945-3873

\* FOR CHANGE OF USE:  
 \*Existing Use: Vacant  
 \*Proposed Use: General Retail  
 Estimated Remodeling Cost \$ 54,500.00  
 Current Fair Market Value of Structure \$ 1,945,020

**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: <u>Tenant finish</u>
Voting District _____	<u>interior remodel</u>
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 [Signature] Date 6-13-2007

Department Approval [Signature] Date 6/13/07

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <input checked="" type="checkbox"/>
Utility Accounting	Date <u>6-13-07</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; hans@cdcinc.net; mike.mossburg@co...  
**Date:** 6/14/2007 3:37 PM  
**Subject:** RE: Correction - Papa Murphy's

6/14/07

This is a correction for an IPP clearance e-mail, dated 6/01/07, concerning Papa Murphy's at 2536 Rimrock Avenue, Suite 300.

Correct Industrial Pretreatment Clearance: (correction is in bold type)

Based on information submitted to this office, Papa Murphy's, located at 2546 Rimrock Avenue, **Suite 200B**, will have no pretreatment requirements.

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