

| |
|---------------|
| TCP \$ |
| Drainage \$ |
| SIF \$ |
| Inspection \$ |

117493-68236

PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

Public Works & Planning Department

| |
|-------------------------|
| Planning \$ <u>5.00</u> |
| Bldg Permit # |
| File # |

23.4 EQU

Building Address 2502 Hwy 6830 Suite 200
 Parcel No. 2945-103-53-001
 Subdivision Riverside Crossing
 Filing _____ Block _____ Lot 1

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 WTN COEX III LLC
 Address 3501 SW. Fairlawn Rd St. 200
 City / State / Zip Topeka, KS 66614-3975

DESCRIPTION OF WORK & INTENDED USE:

| | |
|---|--|
| <input type="checkbox"/> Remodel | <input type="checkbox"/> Change of Use (*Specify uses below) |
| <input type="checkbox"/> Addition | <input type="checkbox"/> Change of Business |
| <input checked="" type="checkbox"/> Other: <u>tenant finish</u> | |

APPLICANT INFORMATION:

Name Davis Builders
 Address 1634 M Road
 City / State / Zip Fruita, CO, 81521
 Telephone 970-858-8938

*** FOR CHANGE OF USE:**

*Existing Use: New building
 *Proposed Use: Fast Food (Jimmy Johns)
Open 10-9PM 6amp/shift
2 shifts
 Estimated Remodeling Cost \$ 225,000
 Current Fair Market Value of Structure \$ 1,621,150

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 PLANNING STAFF | |
|---|---|
| ZONE <u>C2</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) _____ | Floodplain Certificate Required: YES _____ NO _____ |
| Voting District _____ | Special Conditions: _____ |
| Ingress / Egress Location Approval _____ (Engineer's Initials) | |

Modifications to this Planning Clearance must be approved, in writing, by the Public Works & Planning 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.

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 _____

Planning Approval [Signature] Date 9/5/08

| | | | |
|--|--------------------|----|---------------------|
| Additional water and/or sewer tap fee(s) are required: | YES | NO | W/O No. <u>NONE</u> |
| Utility Accounting <u>[Signature]</u> | Date <u>9/5/08</u> | | |

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.4 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

From: Scott Williams
To: Bob Lee; Bret Guillory; Darleen McKissen; mike.mossburg@co.mesa.co.us...
Date: 9/9/2008 10:05 AM
Subject: RE: Jimmy John's

9/09/08

Based on information submitted to this office, Jimmy John's, located at 2502 Hwy 6 & 50, Suite 200, will have no pretreatment requirements at this time. The facility has indicated there will be no cooking on the site, only bread baking. Should food preparation at the site require cooking in the future, a grease interceptor requirement will be re-considered.

Should you have questions or comments, please contact Industrial Pretreatment at (970) 256-4180.