

Egg + J

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

PLANNING CLEARANCE
 (Multifamily & Nonresidential Remodels and Change of Use)
Public Works and Planning Department

BLDG PERMIT NO.
FILE # <u>SP12-2007-351</u>

120 seats
 @ 12,000.00

Building Address 120 W. Park Dr.
 Parcel No. 2945-101-59-001
 Subdivision Corner Square
 Filing _____ Block 1 Lot 1

Multifamily Only:
 No. of Existing Units 0 No. Proposed _____
 Sq. Ft. of Existing N/A Sq. Ft. Proposed 4,377
 Sq. Ft. of Lot / Parcel _____
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) _____

OWNER INFORMATION:

Name F + P Commercial L.L.C
 Address 514 28 1/4 RD. #5
 City / State / Zip Grand Jct. CO. 81501

DESCRIPTION OF WORK & INTENDED USE:
 Remodel Change of Use (*Specify uses below)
 Addition Change of Business
 Other: tenant finish (Egg + J)

APPLICANT INFORMATION:

Name Western Constructors
 Address 514 28 1/4 RD. #5
 City / State / Zip Grand Jct. CO. 81501
 Telephone (970) 241-5457

* FOR CHANGE OF USE:
 *Existing Use: _____
 *Proposed Use: Restaurant
 Estimated Remodeling Cost \$ \$ 218,850
 Current Fair Market Value of Structure \$ ~~210,050~~

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>PD</u>	Maximum coverage of lot by structures <u>N/A</u>
SETBACKS: Front <u>N/A</u> from property line (PL)	Landscaping/Screening Required: YES NO
Side <u>N/A</u> from PL Rear <u>N/A</u> from PL	Parking Requirement <u>see approved site plan</u>
Maximum Height of Structure(s) <u>N/A</u>	Special Conditions: <u>Use approved by PD</u>
Voting District _____	Ingress / Egress Location Approval _____ (Engineer's Initials)

Modifications to this Planning Clearance must be approved, in writing, by the Public Works and 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 (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 Alana M. Mendelson Date _____
 Planning Approval [Signature] Date 7.15.08

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>20816</u>
Utility Accounting <u>[Signature]</u>	Date <u>6/23/08</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)