

McAlister's Deli

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

### PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

#### Public Works and Planning Department

BLDG PERMIT NO.	
FILE #	SPR-2007-351

Building Address 480 W. Park Dr.  
 Parcel No. 2945-101-60-002  
 Subdivision Corner Square  
 Filing \_\_\_\_\_ Block 2 Lot 2

Multifamily Only:  
 No. of Existing Units 0 No. Proposed 20,500.00  
 Sq. Ft. of Existing N/A Sq. Ft. Proposed 3,750.00  
 Sq. Ft. of Lot / Parcel 1.40 Acres  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) \_\_\_\_\_

*Handwritten notes:*  
 28,000.00  
 remaining 87,500.00  
 PIF 20,500.00  
 13,500.00  
 80 seats  
 8,000.00  
 20,500.00

#### OWNER INFORMATION:

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

#### DESCRIPTION OF WORK & INTENDED USE:

- Remodel
- Addition
- Other: tenant finish McAlister's Deli
- Change of Use (\*Specify uses below)
- Change of Business

#### 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 \$ # 187,500.00  
 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 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 Alison Mindelson Date 7/15/08  
 Planning Approval [Signature] Date 7.15.08

Additional water and/or sewer tap fees are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>20875</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)