

Smash Burger 12th St.

Planning \$	5 <sup>00</sup>
TCP \$	/
Drainage \$	/
SIF \$	/

### PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

Public Works and Planning Department

BLDG PERMIT NO.

FILE #

#6185-0

Debi O 80  
Existing Equ's

Building Address 1840 N. 12th St  
 Parcel No. 2945-123-03-026  
 Subdivision Ovenhill Annex  
 Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_

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 12th and Orchard LLC.  
 Address P.O. Box 848  
 City / State / Zip 65, CO 81502

#### DESCRIPTION OF WORK & INTENDED USE:

- Remodel  Change of Use (\*Specify uses below)  
 Addition  Change of Business  
 Other: interior demo, then remodel

#### \* FOR CHANGE OF USE:

\*Existing Use: CASH ADVANCE  
 \*Proposed Use: SMASHBURGER

#### APPLICANT INFORMATION:

Name Sunset Construction  
 Address P.O. Box 3505  
 City / State / Zip Montrose, CO 81402  
 Telephone 970-216-6356

Estimated Remodeling Cost \$ 150,000.00  
 Current Fair Market Value of Structure \$ 596,180

**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 C-1 Maximum coverage of lot by structures N/A  
 SETBACKS: Front 15 from property line (PL) Landscaping/Screening Required: YES NO  
 Side 0 from PL Rear 10 from PL Parking Requirement \_\_\_\_\_  
 Maximum Height of Structure(s) 40' Special Conditions: \_\_\_\_\_  
 Ingress / Egress \_\_\_\_\_  
 Voting District \_\_\_\_\_ 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 Lyka C. Milyan Date 7/23/09  
 Planning Approval Pat Ombros Date 8/4/09

Additional water and/or sewer tap fee(s) are required:	YES	NQ	W/O No remodel
Utility Accounting <u>Patricia J. Kovner</u>	Date	<u>8-4-09</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)

EXISTING STORAGE YARD

EX. 25,924 SQ. FT. SHOP AND OFFICE BUILDING

LOT 8  
VALLEY WEST FILING 3  
ZONING: I-1

6" DIA. BOLLARDS  
APP. 4 FT. CENTERS  
4 FT. FROM TANK

13 FT. BY 63 FT.  
CONCRETE PAD  
W/ 4" CURB ON  
PERIMETER

PROPOSED  
20,000 GALLON  
TWO WALL FUEL  
TANK

EX. 20' BY 40'  
STORAGE BUILDING

50 FT.  
GATE

6' NATURAL GAS  
EASEMENT

LOT 5  
VALLEY WEST FILING 1  
ZONING: I-1  
LAND USE: GRAND VALLEY HYUNDAI

ACCEPTED *Handwritten Signature*  
ANY CHANGE OF SETBACKS MUST BE  
APPROVED BY THE CITY PLANNING DIVISION  
IT IS THE APPLICANT'S RESPONSIBILITY TO  
PROPERLY LOCATE AND IDENTIFY  
PROPERTY AND PROPERTY LINES.

LOT 6  
VALLEY WEST FILING 2  
ZONING: I-1  
LAND USE: I-70 MAXI STORAGE

SWALE

