

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

Existing 49-0 acct.

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

PLANNING CLEARANCE

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

ZONING

Building Address 359 CO. AVE. UNIT 103
 Parcel No. 2945-143-50-003
 Subdivision UNIT 103 ST. PIERIS CONDOS
SEC 14 T15 R1W
 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 TRUST TRIFECTA ENT. LLC
 Address 359 CO. AVE. UNIT 103
 City / State / Zip GJ CO 81501

DESCRIPTION OF WORK & INTENDED USE:

Remodel Change of Use (*Specify uses below)
 Addition Change of Business
 Other: _____

APPLICANT INFORMATION:

Name STEVE JOEDRUS
 Address P.O. BOX 1267
 City / State / Zip GJ CO 81502
 Telephone 201-4463

* FOR CHANGE OF USE: Seating for 50 people
 *Existing Use: VACANT RESTAURANT
 *Proposed Use: Irish Pub
 Estimated Remodeling Cost \$ 80,000.-
 Current Fair Market Value of Structure \$ 330,680

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>B-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) _____ | Floodplain Certificate Required: YES _____ NO _____ |
| Voting District _____ | Special Conditions: PAID |
| 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 11-30-09

Planning Approval [Signature] Date 12/2/09

Additional water and/or sewer tap fee(s) are required: YES NO W/O No.

Utility Accounting [Signature] Date 12/2/09

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)

APD
12/8/09

Wendy Spurr - RE: Naggy McGee's

From: Scott Williams
To: bob.lee@mesacounty.us; Bret Guillory; Darleen McKissen; Eileen List; Jack Beach; sdjoseph@msn.com; Wendy Spurr
Date: 12/7/2009 3:45 PM
Subject: RE: Naggy McGee's

12/7/09

Based on information submitted to this office, Naggy McGee's, located at 359 Colorado Avenue, will be required to use an existing, 1000 gallon, two compartment interceptor located on the south (alley) side of the building.

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