

FCP \$ -
Drainage \$
SIF\$
Inspection \$

~~7360~~ 9045-0

Planning \$ 10
Bldg Permit #
File #

### PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

**Public Works & Planning Department**

525 EQU

Building Address 2412 FRD #4  
 Parcel No. 2945-043-04-014  
 Subdivision Elliot's Commercial Condo Unit #4  
 Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_

Multifamily Only:  
 No. of Existing Units \_\_\_\_\_ No. Proposed \_\_\_\_\_  
 Sq. Ft. of Existing 1764 Sq. Ft. Proposed \_\_\_\_\_  
 Sq. Ft. of Lot / Parcel 1764  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) \_\_\_\_\_

**OWNER INFORMATION:**

Name B&J property development  
 Address 480 West Park Dr. suite 200  
 City / State / Zip Grand Junction, CO 81505

DESCRIPTION OF WORK & INTENDED USE:  
 Remodel  Change of Use (\*Specify uses below)  
 Addition  Change of Business  
 Other: Interior Remodel

**APPLICANT INFORMATION:**

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

\* FOR CHANGE OF USE:  
 \*Existing Use: Vacant  
 \*Proposed Use: Subway sandwich shop  
 Estimated Remodeling Cost \$ 60,000.00  
 Current Fair Market Value of Structure \$ 347,000.00

**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>C-1</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 <input checked="" type="checkbox"/>
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 Tyla C. Michaud Date 12-11-09

Planning Approval Wendy Spurr Date 12/11/09

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>Not added</u>
Utility Accounting <u>Manuel</u>	Date <u>12/11/09</u>	<u>based on company contract #333</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)

## Wendy Spurr - RE: Subway Sandwiches

---

**From:** Scott Williams  
**To:** bob.lee@mesacounty.us; Bret Guillory; Darleen McKissen; Eileen List; Jack Beach;  
mike.mossburg@co.mesa.co.us; tcalvin@bresnan.net; Wendy Spurr  
**Date:** 12/15/2009 8:03 AM  
**Subject:** RE: Subway Sandwiches

---

12/15/09

Based on information submitted to this office, Subway Sandwiches, located at 2412 F Road, Unit 3, will have no pretreatment requirements at this time.

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