

TCP \$
Drainage \$
SIF\$
Inspection \$

28 seats
40171-0

PLANNING CLEARANCE

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

Planning \$ 5 ⁰⁰
Bldg Permit #
File #

Building Address 681 Horizon Drive #112
 Parcel No. 2945-012-50-010
 Subdivision Safeway @ Horizon Park
 Filing _____ Block _____ Lot 2

Multifamily Only:
 No. of Existing Units _____ No. Proposed _____
 Sq. Ft. of Existing 57,133 Sq. Ft. Proposed 57,133
 Sq. Ft. of Lot / Parcel _____
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) NO CHG in SQUARE FOOTAGE

OWNER INFORMATION:

Name TAQUERIA JALISCO (new business)
Alberto GARCIA
 Address C/O LAS MARGARITAS, Colorado Inc
2516 BROADWAY
 City / State / Zip GJ 81501-2758

DESCRIPTION OF WORK & INTENDED USE:
 Remodel Change of Use (*Specify uses below)
 Addition Change of Business
 Other: redo hood & plumbing for sink
dishwasher & add
floor drains
 * FOR CHANGE OF USE: PREVIOUS BUSINESS
"Authentic EATS"
NO INCREASE IN SEWER USAGE
 *Existing Use: 28 occupancy
 *Proposed Use: _____

APPLICANT INFORMATION:

Name OK General Contracting
 Address 576 Kokopelli Blvd unit A-1
 City / State / Zip Fruita CO, 81921
 Telephone (970) 858-5066

Estimated Remodeling Cost \$ 10,000
 Current Fair Market Value of Structure \$ 2,318,310
Assessor website down FROM 2005 PLANNING CLEARANCE

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>C1</u>	Maximum coverage of lot by structures _____
SETBACKS: Front <u>15/25</u> from property line (PL)	Landscaping/Screening Required: YES _____ NO <input checked="" type="checkbox"/>
Side <u>0/0</u> from PL Rear <u>10/10</u> from PL	Parking Requirement <u>NO CHG</u>
Maximum Height of Structure(s) <u>40</u>	Floodplain Certificate Required: YES _____ NO _____
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 [Signature] Date 9/15/09
 Planning Approval C McKee Date 9/15/09

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>No chg in # of fees</u>
Utility Accounting <u>[Signature]</u>	Date	<u>9/15/09</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)