

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

Planning \$ <u>500</u>
Bldg Permit #
File #

PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

Public Works & Planning Department

Building Address 2790 Hwy. 50, #162
 Parcel No. 2995-259-41-001
 Subdivision _____
 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 LAY LAO
 Address 50th
 City / State / Zip GRAND JCT., CO. 81505

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name CROSSLANDS CONEST
 Address 2525 S. UNIVERSITY BLVD.
 City / State / Zip DENVER, CO. 80120
 Telephone 303-390-9012

*** FOR CHANGE OF USE:**

*Existing Use: _____
 *Proposed Use: _____

Estimated Remodeling Cost \$ 150,000.00
 Current Fair Market Value of Structure \$ 1,367,280.00

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> SETBACKS: Front <u>15</u> from property line (PL) Side <u>0</u> from PL Rear <u>10</u> from PL Maximum Height of Structure(s) <u>40</u> Voting District _____ Ingress / Egress Location Approval _____ <small>(Engineer's Initials)</small>	Maximum coverage of lot by structures _____ Landscaping/Screening Required: YES _____ NO _____ Parking Requirement _____ Floodplain Certificate Required: YES <u>NOV 13 2009</u> NO _____ Special Conditions: <u>TB</u>
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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 11/13/09
 Planning Approval [Signature] Date 11/13/09

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>21559</u>
Utility Accounting <u>[Signature]</u>	Date <u>11/13/09</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)

Wendy Spurr - RE: Tropix Hawaiian BBQ

From: Scott Williams
To: bob.lee@mesacounty.us; Bret Guillory; Darleen McKissen; mike.mossburg@co.mesa.co.us;
Wendy Spurr
Date: 11/13/2009 1:42 PM
Subject: RE: Tropix Hawaiian BBQ

11/13/09

Based on information submitted to this office, Tropix Hawaiian BBQ, located at 2740 Highway 50, Suite 112, will be required to install an oil/grease interceptor having a minimum capacity of 1250 gallons and having a minimum of two compartments.

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