

#9051-0 2424 Hwy 6 v 50 MacC

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

Planning \$ 5.00
Bldg Permit #
File #

### PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

Public Works & Planning Department

See attached for signature on "sample"

Building Address 2434 Hwy 6 & 50 #410  
 Parcel No. 2945-043-06-001  
 Subdivision Mesa Mall's 2nd Minor Sub  
 Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot A

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

#### OWNER INFORMATION:

Name General Nutrition Corp  
 Address 300 6th Avenue  
 City / State / Zip Pittsburgh, PA 15222

#### DESCRIPTION OF WORK & INTENDED USE:

Remodel  Change of Use (\*Specify uses below)  
 Addition  Change of Business  
 Other: new floor, fixtures, demo, add'l lighting

#### APPLICANT INFORMATION:

Name Bob Dobrowsky  
 Address 300 6th Ave  
 City / State / Zip Pittsburgh, PA 15222  
 Telephone 412-338-8975

\* FOR CHANGE OF USE:  
 \*Existing Use: \_\_\_\_\_  
 \*Proposed Use: \_\_\_\_\_  
 Estimated Remodeling Cost \$ 95,000  
 Current Fair Market Value of Structure \$ 23,045,730.00

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 C1 Maximum coverage of lot by structures N/A  
 SETBACKS: Front 15/25 from property line (PL) Landscaping/Screening Required: YES \_\_\_\_\_ NO X  
 Side 0/0 from PL Rear 0/0 from PL Parking Requirement no chg  
 Maximum Height of Structure(s) 65 Floodplain Certificate Required: YES \_\_\_\_\_ NO X  
 Voting District A Ingress / Egress Location Approval \_\_\_\_\_ Special Conditions: \_\_\_\_\_  
 (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 see attached signed "sample" Date 11/9/09  
 Planning Approval C McKee Date 11/17/09

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No <u>remodels only</u>
Utility Accounting <u>Johnston</u>	Date <u>11-17-09</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)

12K  
403

Planning \$	Drainage \$
TCP \$	School Impact \$

BLDG PERMIT NO.
FILE #

**PLANNING CLEARANCE**  
 (site plan review, multi-family development, non-residential development)  
**Grand Junction Community Development Department**

**SAMPLE**

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 2430<sup>1431</sup> US Highway # 410 TAX SCHEDULE NO. 2945-043-06-001

SUBDIVISION \_\_\_\_\_ SQ. FT. OF EXISTING BLDG(S) 2297

FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT \_\_\_\_\_ SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 2297

OWNER General Nutrition Corp MULTI-FAMILY:  
 NO. OF DWELLING UNITS: BEFORE \_\_\_\_\_ AFTER \_\_\_\_\_  
 CONSTRUCTION

ADDRESS 300 6th Ave NO. OF BLDGS ON PARCEL: BEFORE \_\_\_\_\_ AFTER \_\_\_\_\_  
 CITY/STATE/ZIP Pittsburgh PA 15222 CONSTRUCTION

APPLICANT Bob Odrowsky USE OF ALL EXISTING BLDG(S) MISC

ADDRESS 300 6th Ave DESCRIPTION OF WORK & INTENDED USE: New floor  
 CITY/STATE/ZIP Pittsburgh PA 15222 Fixtures, demo, add lighting

TELEPHONE 412-338-8975

Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE _____	LANDSCAPING/SCREENING REQUIRED: YES _____ NO _____
SETBACKS: FRONT: _____ from Property Line (PL) or _____ from center of ROW, whichever is greater	PARKING REQUIREMENT: _____
SIDE: _____ from PL REAR: _____ from PL	SPECIAL CONDITIONS: _____
MAX. HEIGHT _____	_____
MAX. COVERAGE OF LOT BY STRUCTURES _____	_____

Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department Director. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued by the Building Department (Section 307, Uniform Building Code). Required improvements in the public right-of-way must be guaranteed prior to issuance of a Planning Clearance. All other required site improvements must be completed or guaranteed prior to issuance of a Certificate of Occupancy. Any landscaping required by this permit shall be maintained in an acceptable and healthy condition. The replacement of any vegetation materials that die or are in an unhealthy condition is required by the Grand Junction Zoning and Development Code.

Four (4) sets of final construction drawings must be submitted and stamped by City Engineering prior to issuing the Planning Clearance. One stamped set must be available on the job site at all times.

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's Signature Bob Odrowsky Date 11-2-09

Department Approval \_\_\_\_\_ Date \_\_\_\_\_

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>remodel only</u>
Utility Accounting <u>Followed</u>			Date <u>11-17-09</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning and Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)