

Planning \$ <u>500</u>	Drainage \$
TCP \$	School Impact \$
Inspection \$	

Bldg Permit No.
File #

Non-Residential Remodel

4893-0

PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)

Grand Junction Public Works & Planning Department

BUILDING ADDRESS 1230 N. 12th St #2
 SUBDIVISION De Voe
 FILING _____ BLK 1 LOT J-6

TAX SCHEDULE NO. 2945-123-19 921
 SQ. FT. OF EXISTING BLDG(S) 1147
 SQ. FT. OF PROPOSED BLDG(S)/ADDITONS _____

OWNER Paul Wasson
 ADDRESS 1633 Canebrake Ct.
 CITY/STATE/ZIP Loma CO 81524

MULTI-FAMILY:
 NO. OF DWELLING UNITS: BEFORE _____ AFTER _____
 CONSTRUCTION
 NO. OF BLDGS ON PARCEL: BEFORE 1 AFTER 1
 CONSTRUCTION

APPLICANT Sarah Wasson
 ADDRESS 1633 Canebrake Ct.
 CITY/STATE/ZIP Loma CO 81524
 TELEPHONE 970-210-9693

USE OF ALL EXISTING BLDG(S) Restaurant
 Remodel Cost \$1500
 Current Fair Market Value \$178,620.00
 DESCRIPTION OF WORK & INTENDED USE: Electrical -
Add a few outlets, remove old cabinets, add
sneeze glass, touch up nail holes & trim repair

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

THIS SECTION TO BE COMPLETED BY PLANNING STAFF

ZONE <u>C-1</u>	LANDSCAPING/SCREENING REQUIRED: YES _____ NO _____
SETBACKS: FRONT: <u>15</u> from Property Line (PL) or <u>0</u> from center of ROW, whichever is greater	PARKING REQUIREMENT: _____
SIDE: <u>0</u> from PL REAR: <u>10</u> from PL	FLOODPLAIN CERTIFICATE REQUIRED: YES _____ NO _____
MAX. HEIGHT _____	SPECIAL CONDITIONS: _____
MAX. COVERAGE OF LOT BY STRUCTURES _____	

Modifications to this Planning Clearance must be approved, in writing, by the Public Works & Planning 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 [Signature] Date 2-23-2010
 Planning Approval Pat Dunlap Date 2/23/10

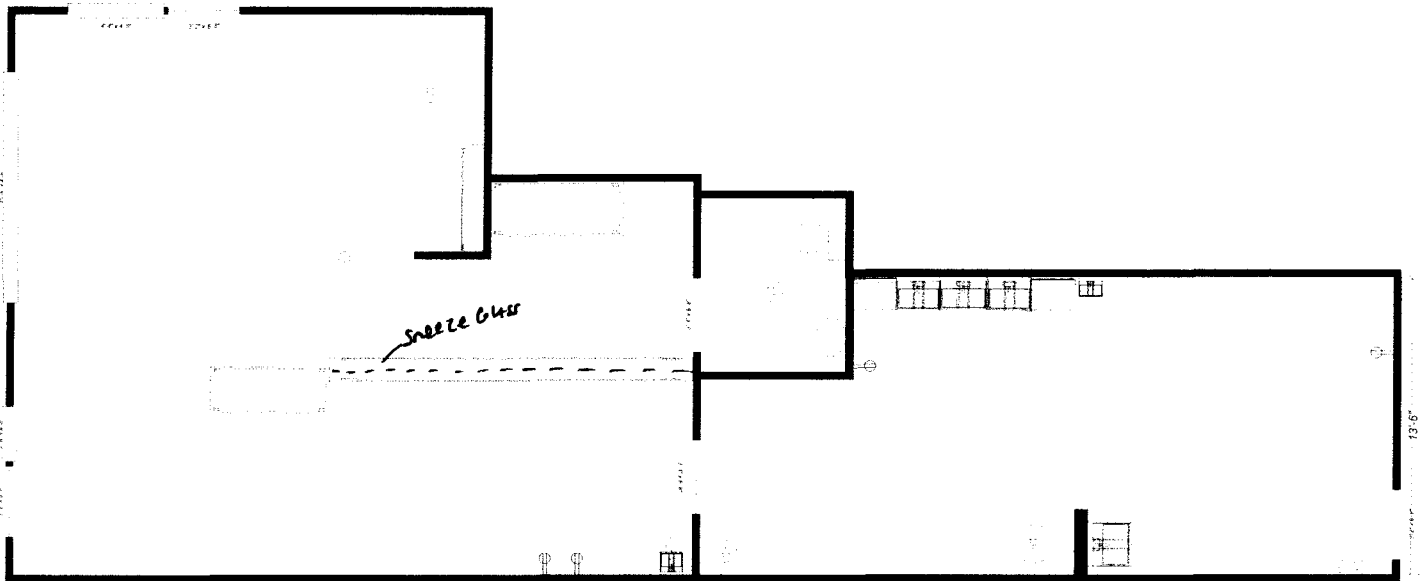
Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>new water/sewer change</u>
Utility Accounting <u>[Signature]</u>	Date <u>2/23/10</u>		


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)

N ↑

Planned



ACCEPTED 
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING DIVISION
AS THE APPLICANT'S RESPONSIBILITY
PROPERLY LOCATED AND SETBACKS
AND TOP OF CURB SHALL BE MAINTAINED

Wendy Spurr - RE: Aldo's Pizza

From: Scott Williams
To: Bret Guillory; Darleen McKissen; Eileen List; Jack Beach; mike.mossburg@co.mesa.co.us; Wendy Spurr
Date: 2/26/2010 8:47 AM
Subject: RE: Aldo's Pizza

2/26/10

Based on information submitted to this office, Aldo's Pizza, located at 1230 North 12th Street, Unit 2, will have no pretreatment requirements at this time.

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