

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

Planning \$ <u>5.00</u>
Bldg Permit #
File #

PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

Public Works & Planning Department

1527-1 8.2

Building Address 1900 MAIN ST.
 Parcel No. 294513400 029
 Subdivision _____
 Filing _____ Block _____ Lot _____

Multifamily Only:
 No. of Existing Units _____ No. Proposed _____
 Sq. Ft. of Existing 43,000 Sq. Ft. Proposed 0
 Sq. Ft. of Lot / Parcel 60,000.
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 60,000

OWNER INFORMATION:

Name Fireway Bowl LLC
 Address 1900 MAIN ST
 City / State / Zip GRAND JCT CO. 81501

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

APPLICANT INFORMATION:

Name Tom Heilig
 Address 237 W 1ST STREET
 City / State / Zip PALISADE CO. 81526
 Telephone 201 2371

* FOR CHANGE OF USE:
 *Existing Use: Bowling alley
 *Proposed Use: same
 Estimated Remodeling Cost \$ 8,000⁰⁰
 Current Fair Market Value of Structure \$ 4,000,000⁰⁰

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>C2</u>	Maximum coverage of lot by structures _____	Landscaping/Screening Required: YES _____ NO _____ Parking Requirement _____ Floodplain Certificate Required: YES _____ NO _____ Special Conditions: _____		
SETBACKS: Front _____ from property line (PL)	Side _____ from PL			Rear _____ from PL
Maximum Height of Structure(s) _____	Ingress / Egress Location Approval _____ <small>(Engineer's Initials)</small>			
Voting District _____				

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 Thomas & Heilig Date 7/29/10
 Planning Approval Judith Reynolds Date 7/29/10

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>no sewer / water</u>
Utility Accounting <u>OR</u>	Date <u>7/30/10</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)