

#7592-2

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

Planning \$ 5 ⁰⁰
Bldg Permit #
File #

PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

Public Works & Planning Department

Building Address 1125 Patterson
 Parcel No. 2945-111-27-005
 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 On THE TABLE LLC
 Address 2564 S. Corral Dr.
 City / State / Zip Grand Jct. CO 81505

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

APPLICANT INFORMATION:

Name GHI Investments
 Address 3245 I 70 B
 City / State / Zip Clifton CO 81520
 Telephone 970 216-1670

*FOR CHANGE OF USE:
 *Existing Use: ~~_____~~
 *Proposed Use: _____

Estimated Remodeling Cost \$ ~~60,000~~ 60,000
 Current Fair Market Value of Structure \$ 218,780

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>B-1</u>		Maximum coverage of lot by structures _____	
SETBACKS: Front <u>20</u> from property line (PL)		Landscaping/Screening Required: YES _____ NO _____	
Side <u>6</u> from PL Rear <u>15</u> from PL		Parking Requirement _____	
Maximum Height of Structure(s) _____		Floodplain Certificate Required: YES _____ NO _____	
Voting District _____	Ingress / Egress Location Approval _____ (Engineer's Initials)	Special Conditions: _____	

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 Mit M. Jan Date 3-16-10

Planning Approval Pat Dunlop Date 3/16/10

Additional water and/or sewer tap fee(s) are required: YES _____ NO <u>W/O No.</u>	
Utility Accounting <u>Pat Dunlop</u> Date <u>3-16-10</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)

Wendy Spurr - RE: Which Wich Superior Sandwiches

From: Scott Williams
To: Bret Guillory; Darleen McKissen; mike.mossburg@co.mesa.co.us; Wendy Spurr
Date: 3/11/2010 2:57 PM
Subject: RE: Which Wich Superior Sandwiches
CC: Eileen List; Jack Beach; lrice@arcv.com

3/11/10

Based on information submitted to this office, Which Wich Superior Sandwiches, located at 1125 Patterson Road, will have no pretreatment requirements at this time.

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