

#552700

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

Planning \$ 500
Bldg Permit #
File #

### PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

**Public Works & Planning Department**

Building Address 2546 RIMROCK AVE #100  
 Parcel No. 2945-103-37-015  
 Subdivision Rimrock  
 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) 3,030 #

#### OWNER INFORMATION:

Name JOHN ASSITY  
 Address P.O. Box 4348  
 City / State / Zip GJ, CO 81502

#### DESCRIPTION OF WORK & INTENDED USE:

Remodel  Change of Use (\*Specify uses below)  
 Addition  Change of Business  
 Other: Interior

#### APPLICANT INFORMATION:

Name GJ RELATIVITY, LLC / JOHN ASSITY  
 Address P.O. Box 4348  
 City / State / Zip GJ, CO 81502  
 Telephone 303-817-8227

#### \* FOR CHANGE OF USE:

\*Existing Use: Vacant  
 \*Proposed Use: Einstein Bros Bagels  
 Estimated Remodeling Cost \$ 300M  
 Current Fair Market Value of Structure \$ 2,300,000<sup>00</sup>

**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 C-2 Maximum coverage of lot by structures \_\_\_\_\_

SETBACKS: Front \_\_\_\_\_ from property line (PL) Landscaping/Screening Required: YES \_\_\_\_\_ NO \_\_\_\_\_

Side \_\_\_\_\_ from PL Rear \_\_\_\_\_ from PL Parking Requirement \_\_\_\_\_

Maximum Height of Structure(s) \_\_\_\_\_ Floodplain Certificate Required: YES \_\_\_\_\_ NO \_\_\_\_\_

Voting District \_\_\_\_\_ 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 [Signature] Date 2/23/10  
 Planning Approval \_\_\_\_\_ Date \_\_\_\_\_

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No remodel only
Utility Accounting <u>[Signature]</u>	Date <u>2/23/10</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: Einstein Brothers Bagels

---

**From:** Scott Williams  
**To:** Bret Guillory; Darleen McKissen; mike.mossburg@co.mesa.co.us; Wendy Spurr  
**Date:** 2/5/2010 2:47 PM  
**Subject:** RE: Einstein Brothers Bagels  
**CC:** Eileen List; Jack Beach; johncassity@bresnan.net

---

2/5/10

Based on information submitted to this office, Einstein Brothers Bagels, located at 2546 Rimrock Avenue, Building C, Unit 1-A, will have no pretreatment requirements at this time for their planned food service operation.

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