

FEE \$ paid with sign permits

BLDG PERMIT NO. 50667

PLANNING CLEARANCE

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

Grand Junction Community Development Department

30-2-2670-06-8

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 1155 North

TAX SCHEDULE NO. 2945-141-00-008

SUBDIVISION City of G.J.

SQ. FT. OF PROPOSED BLDG(S)/ADDITION adding

FILING _____ BLK 1 LOT 15-17

SQ. FT. OF EXISTING BLDG(S) _____

(1) OWNER Alby's

NO. OF DWELLING UNITS BEFORE: _____ AFTER: _____ CONSTRUCTION

(1) ADDRESS same

NO. OF BLDGS ON PARCEL BEFORE: 1 AFTER: 1 CONSTRUCTION

(1) TELEPHONE _____

USE OF ALL EXISTING BLDGS restaurant

(2) APPLICANT Western Neon

(2) ADDRESS 2495 Industrial Blvd

DESCRIPTION OF WORK & INTENDED USE: adding

(2) TELEPHONE 242-7843

with signage

✓ 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 C-1

Landscaping / Screening Required: YES _____ NO X

SETBACKS: Front _____ from Property Line (PL) or _____ from center of ROW, whichever is greater

Parking Req't existing

Side _____ from PL all Rear _____ from PL

Special Conditions: _____

Maximum Height _____

Maximum coverage of lot by structures _____

CENSUS TRACT 2 TRAFFIC ZONE 36

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 G.J. 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 10/31/94

Department Approval [Signature]

Date 10/31/94

Additional water and/or sewer tap fee(s) are required: YES _____ NO X W/O No. _____

Utility Accounting [Signature]

Date 10/31/94

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2D Grand Junction Zoning & Development Code)

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