

FEE \$ <u>paid w/ SPR</u>
TCP \$ <u> </u>
DRAINAGE FEE \$ <u> </u>

BLDG PERMIT NO. <u>53236</u>
FILE # <u>SPR-95-124</u>

PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)
 Grand Junction Community Development Department

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 517 N. 1ST STREET TAX SCHEDULE NO. 2945-151-00-107

SUBDIVISION SQ. FT. OF PROPOSED BLDG(S)/ADDITION 151

FILING BLK LOT SQ. FT. OF EXISTING BLDG(S) 1500

(1) OWNER CHET ALLEN/JANET GARDNER NO. OF DWELLING UNITS
 BEFORE: AFTER: CONSTRUCTION

(1) ADDRESS 2255 KNOWWOOD LANE
 NO. OF BLDGS ON PARCEL
 BEFORE: 1 AFTER: 1 CONSTRUCTION

(1) TELEPHONE 245-1655
 (2) APPLICANT DJS. FOODS, INC. (SPIKE HOWARD) USE OF ALL EXISTING BLDGS RESTAURANT

(2) ADDRESS 2467 COMMERCE DESCRIPTION OF WORK & INTENDED USE: SMALL ADDITION

(2) TELEPHONE 434-5078 INTERIOR REMODEL FOR RESTAURANT USE

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 2 Landscaping / Screening Required: YES NO

SETBACKS: Front from Property Line (PL) Parking Req't see file
 or from center of ROW, whichever is greater
 Side from PL Existing Rear from PL Special Conditions:

Maximum Height
 Maximum coverage of lot by structures CENS.T. 3 T.ZONE 35 ANNEX #

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 Spike Howard Date 7-5-95

Department Approval Kathy Parker Date 8-23-95

Additional water and/or sewer tap fees(s) are required: YES NO WIO No. 2004-1120-08-3

Utility Accounting Richardson Date 8-23-95

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

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