

FEE \$ 10.00

BLDG PERMIT NO. 52707

PLANNING CLEARANCE

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

Grand Junction Community Development Department

4001-1950-033

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2704 Hwy 50 TAX SCHEDULE NO. 2945-252-11-005

SUBDIVISION Artesia Heights SQ. FT. OF PROPOSED BLDG(S)/ADDITION _____

FILING _____ BLK 2 LOT 4 ^{portion} _{of 3} SQ. FT. OF EXISTING BLDG(S) _____

(1) OWNER Wayne Smith NO. OF DWELLING UNITS
BEFORE: 0 AFTER: 0 CONSTRUCTION

(1) ADDRESS 1103 Road Av 2

(1) TELEPHONE 243-8871 NO. OF BLDGS ON PARCEL
BEFORE: 1 AFTER: 1 CONSTRUCTION

(2) APPLICANT same USE OF ALL EXISTING BLDGS restaurant

(2) ADDRESS _____ DESCRIPTION OF WORK & INTENDED USE: concrete

(2) TELEPHONE _____ pad for refrigerator

✓ 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 H0 Landscaping / Screening Required: YES _____ NO X

SETBACKS: Front _____ from Property Line (PL) or Parking Req'mt existing
05 from center of ROW, whichever is greater

Side 15 from PL Rear 15 from PL Special Conditions: Wells-in cooler-well

Maximum Height 05' not increase seating capacity of restaurant

Maximum coverage of lot by structures 35% CENSUS TRACT _____ TRAFFIC ZONE _____

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 Wayne Smith Date 6/27/95

Department Approval Kathy Portman Date 6/27/95

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

Utility Accounting Miller Fowler Date 6-27-95

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)

ACCEPTED KP 6/27/95
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPT. IT IS THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

105/2

