

52852

FEE \$ PAID W/SPR

BLDG PERMIT NO. 52853

TRD \$ 3712

PLANNING CLEARANCE

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

Grand Junction Community Development Department

3 11-2810-

THIS SECTION TO BE COMPLETED BY APPLICANT

X BLDG ADDRESS 2301 NORTH AVE

TAX SCHEDULE NO. 2945-131-01029

SUBDIVISION TELLER ARMS

SQ. FT. OF PROPOSED BLDG(S)/ADDITION RESTAURANT RESTROOMS 877 4 108 4

FILING BLK 5 LOT W/AVENUE

SQ. FT. OF EXISTING BLDG(S) N/A

(1) OWNER WESTSLOPE 1 LLC
DBA GOOD TIMES

NO. OF DWELLING UNITS BEFORE: N/A AFTER: N/A CONSTRUCTION

(1) ADDRESS 1775 SHERMAN ST STE 1450
DENVER CO 80203

NO. OF BLDGS ON PARCEL BEFORE: 2 AFTER: 3 CONSTRUCTION

(1) TELEPHONE 303-380-6644

USE OF ALL EXISTING BLDGS Retail

(2) APPLICANT WESTSLOPE 1 LLC

DESCRIPTION OF WORK & INTENDED USE:

(2) ADDRESS 2506 BOOKCHIFF AVE
GRAND JUNCTION CO 81501

DEVELOP SITE BLDG FOR FAST FOODS

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 X NO

SETBACKS: Front 55ft from Property Line (PL) or 40ft from center of ROW, whichever is greater

Parking Req'mt As per plans

Side 0 from PL Rear 0 from PL

Special Conditions: Open Space fee payment prior to C.O. issuance

Maximum Height 40ft

CENSUS TRACT 7 TRAFFIC ZONE 39

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).

X Applicant's Signature Richard H. Will

Date 7-21-95

Department Approval [Signature]

Date 7-21-95

Additional water and/or sewer tap fee(s) are required: YES X NO W/O No. S-PIF - WO 8224

Utility Accounting Millie Fowler

Date 7-21-95 water - WO 8225

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)