

FEE \$ <u>Paid w/ Change order</u>
TCP \$ <u>538.00</u>
DRAINAGE FEE \$ <u>—</u>

BLDG PERMIT NO.
FILE # <u>C04-95-4.4</u>

PLANNING CLEARANCE

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

1002-0420-07-0

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS <u>850 SOUTH AVE.</u>	TAX SCHEDULE NO. <u>2945-144-40-C11</u>
SUBDIVISION _____	SQ. FT. OF PROPOSED BLDG(S)/ADDITION _____
FILING _____ BLK _____ LOT <u>112-18</u>	SQ. FT. OF EXISTING BLDG(S) <u>800 Sq. Ft.</u>
(1) OWNER <u>PAMELA BENSON</u>	NO. OF DWELLING UNITS
(1) ADDRESS <u>2585 H RCHD</u>	BEFORE: _____ AFTER: _____ CONSTRUCTION
(1) TELEPHONE <u>241-5363</u>	NO. OF BLDGS ON PARCEL
(2) APPLICANT <u>KEN BORN</u>	BEFORE: <u>1</u> AFTER: <u>1</u> CONSTRUCTION
(2) ADDRESS <u>851 SOUTH AVE</u>	USE OF ALL EXISTING BLDGS <u>WALK-UP RESTAURANT</u>
(2) TELEPHONE <u>243-6133</u>	DESCRIPTION OF WORK & INTENDED USE: <u>FAST</u>
	<u>FOOD FOR LOCAL WORKERS</u>

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 <u>T-1</u>	Landscaping / Screening Required: YES _____ NO <u>X</u>
SETBACKS: Front _____ from Property Line (PL)	Parking Req'mt <u>11 spaces (10 plus 1 handicap accessible)</u>
or _____ from center of ROW, whichever is greater	Special Conditions: _____
Side <u>Interior Remodel</u> from PL	
Rear _____ from PL	
Maximum Height _____	
Maximum coverage of lot by structures _____	CENS.T. <u>2</u> T.ZONE <u>44</u> ANNEX # <u>1</u>

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 <u>Ken Born</u>	Date <u>6-28-95</u>
Department Approval <u>Kathy Porter</u>	Date <u>6/28/95</u>
Additional water and/or sewer tap fee(s) are required: YES <u>X</u> NO _____	W/O No. <u>8431-Add</u> PIF
Utility Accounting <u>Millie Fowler</u>	Date <u>6-28-95</u>

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)