

Planning \$ <u>500</u>	Drainage \$ <u>0</u>
TCP \$ <u>0</u>	School Impact \$ <u>0</u>

BLDG PERMIT NO. <u>58371</u>
FILE # <u> </u>

PLANNING CLEARANCE

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

2007-0630-04-9 **Grand Junction Community Development Department**

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 801 N 1st TAX SCHEDULE NO. 2945-151-01-014
 SUBDIVISION Carpenters SQ. FT. OF PROPOSED BLDG(S)/ADDITION ~~4000~~
 FILING BLK LOT 1-3 plus SQ. FT. OF EXISTING BLDG(S) 4000
 (1) OWNER Tom Nelson NO. OF DWELLING UNITS BEFORE: 0 AFTER: 0 CONSTRUCTION
 (1) ADDRESS 321 S. Redlands NO. OF BLDGS ON PARCEL BEFORE: 1 AFTER: 1 CONSTRUCTION
 (1) TELEPHONE 241-0429 USE OF ALL EXISTING BLDGS Restaurant
 (2) APPLICANT Gunn DESCRIPTION OF WORK & INTENDED USE:
 (2) ADDRESS Add Exhaust Hood inside
 (2) TELEPHONE

✓ 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-2 Landscaping / Screening Required: YES NO
 SETBACKS: Front from Property Line (PL) or from center of ROW, whichever is greater Parking Req'mt
 Side from PL Rear from PL Special Conditions: Interior Only
 Maximum Height Maximum coverage of lot by structures Census Tract 3 Traffic Zone 35 Annx #

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.

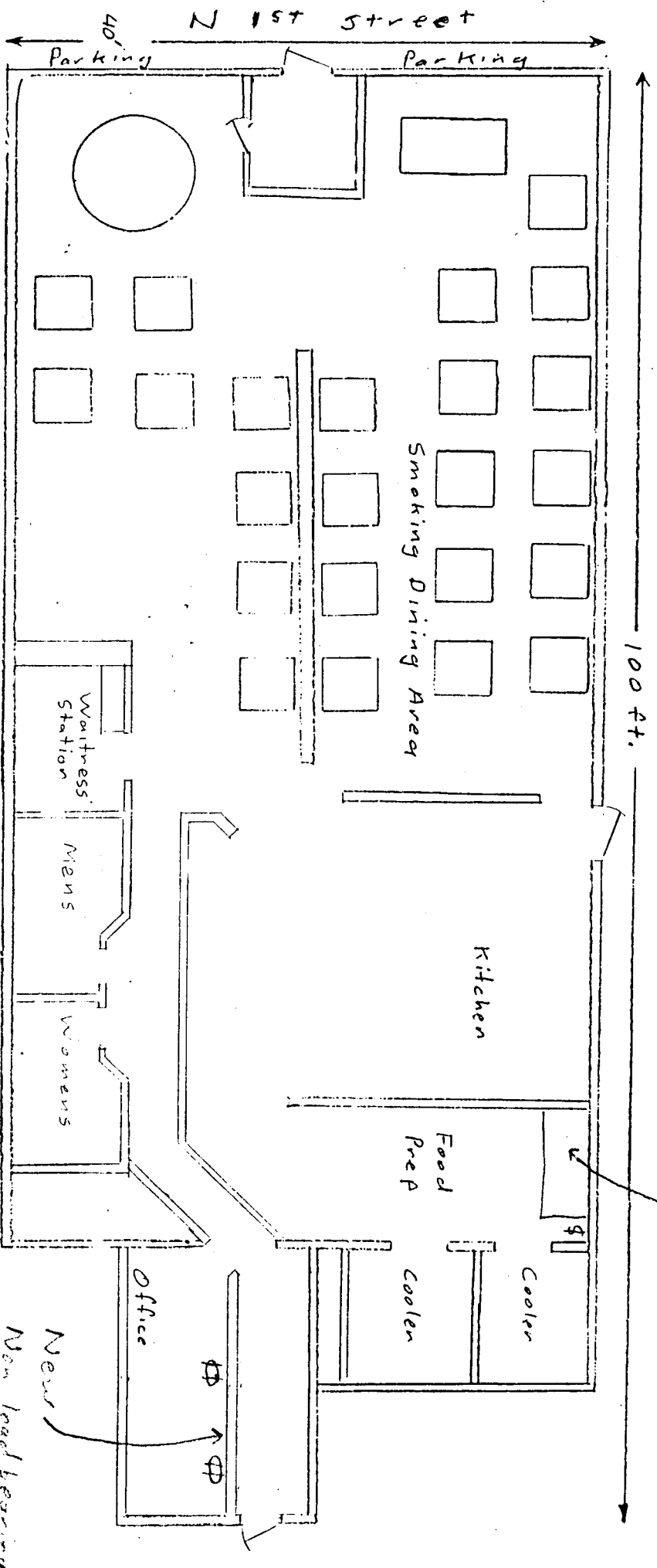
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations, or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant's Signature Thomas Nelson Date 11-13-96
 Department Approval Bonnie Edwards Date 11-13-96
 Additional water and/or sewer tap fee(s) are required: YES NO W/O No.
 Utility Accounting Cedeno Date 11-13-96

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)

Poncho's Villa Restaurant
 801 N. 1st St.
 Grand Junction Co.



ACCEPTED
 ANY CHANGE OF USE OR OCCUPANCY MUST BE
 APPROVED BY THE CITY PLANNING
 DEPT. IT IS THE APPLICANT'S
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.

Permit 1113196

entire
 only
 Use
 No change in
 or expansion

New
 loadbearing
 Partition