

FEE \$
TCP \$ <u>NA</u>
DRAINAGE FEE \$ <u>NA</u>

BLDG PERMIT NO. <u>55992</u>
FILE # <u>COV 96-4.17</u>

PLANNING CLEARANCE

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

Grand Junction Community Development Department

569 32 Road THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS Covado Plaza 7A TAX SCHEDULE NO. 2943-101-03-001

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

FILING _____ BLK _____ LOT _____ SQ. FT. OF EXISTING BLDG(S) 1000 S.F.

(1) OWNER Covado Plaza L.L.C. NO. OF DWELLING UNITS
BEFORE: _____ AFTER: _____ CONSTRUCTION

(1) ADDRESS 6500 S. Quaker Expwy CO.

(1) TELEPHONE 303-741-6644 NO. OF BLDGS ON PARCEL
BEFORE: _____ AFTER: _____ CONSTRUCTION

(2) APPLICANT Mao Ri Dong USE OF ALL EXISTING BLDGS _____

(2) ADDRESS 806 Burke Ave Bronx DESCRIPTION OF WORK & INTENDED USE: _____

(2) TELEPHONE 718 231 2003 restaurant

✓ 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 H.O. Landscaping / Screening Required: YES _____ NO

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

Side _____ from PL Rear _____ from PL Special Conditions: _____

Maximum Height NA Interior

Maximum coverage of lot by structures _____ CENS.T. 417 T.ZONE 4B 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 X MAO RI DONG Date 4/11/96

Department Approval Kirsten E. Miller Date 4/29/96

Additional water and/or sewer tap fee(s) are required: YES _____ NO _____ W/O No. _____

X Utility Accounting Frank Hyde C.S.D. #2 Date 7/29/96

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)