

FEE \$ <u>paid w/ SPR</u>
TCP \$ <u>    </u>
DRAINAGE FEE \$ <u>    </u>

BLDG PERMIT NO. <u>56615</u>
FILE # <u>SPR-96-122</u>

## PLANNING CLEARANCE

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

302-0150-01-4 Grand Junction Community Development Department

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 753 Horizon Drive TAX SCHEDULE NO. 2701-361-26-031

SUBDIVISION Horizon Park Plaza SQ. FT. OF PROPOSED BLDG(S)/ADDITION       
Lot 1 &

FILING      BLK      LOT Lot 25 (except the S. 50') SQ. FT. OF EXISTING BLDG(S) 4,260

(1) OWNER HALEX, a Colo. Partnership NO. OF DWELLING UNITS  
 BEFORE: 1 AFTER: 1 CONSTRUCTION

(1) ADDRESS 1374 21 Road, Grand Jct, CO 81505

(1) TELEPHONE 245-9251 NO. OF BLDGS ON PARCEL  
 BEFORE: 1 AFTER: 1 CONSTRUCTION

(2) APPLICANT Sun King USE OF ALL EXISTING BLDGS Restaurant

(2) ADDRESS P.O. Box 3299, G.J., CO 81502 DESCRIPTION OF WORK & INTENDED USE: Remodel

(2) TELEPHONE 245-9173

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 Existing

SETBACKS: Front      from Property Line (PL) Parking Req'mt Existing  
 or 65 from center of ROW, whichever is greater

Side 15 from PL Rear 15 from PL Special Conditions: see attached letter of Feb. 8, 1996

Maximum Height 65' CENS.T. 110 T.ZONE 15 ANNEX # 112

Maximum coverage of lot by structures 35%

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 [Signature] Date 5-6-96

Department Approval [Signature] Date 6/21/96

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. Current 92.48 was 32.76 is now 18.48

Utility Accounting Millie Fowler Date 6-21-96

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)



February 8, 1996

Mr. Greg Motz  
Sun King Management Corporation  
PO Box 3299  
Grand Junction, Colorado 81502

Grand Junction Community Development Department  
Planning • Zoning • Code Enforcement  
250 North Fifth Street  
Grand Junction, Colorado 81501-2668  
(970) 244-1430 FAX (970) 244-1599

RE: Southwest Cafe  
753 Horizon Court

Dear Greg,

This letter is in response to your correspondence of January 31, 1996 regarding the property referenced above. As stated in your letter, the Community Development Department will issue a Planning Clearance for a Building Permit for the intended remodel with the following conditions:

- 1) The owner's of the property provide a letter (formal agreement is not required) acknowledging that if any work is required in the easement by utility companies or the City having legal rights to the easement could require that the coolers be removed and the walls and/or slab removed. The letter should also state that the owner understands that any costs relating to the removal of the coolers and the demolition or reconstruction of the enclosure would be the owners' responsibility not the responsibility of the utility companies or the City; and
- 2) No additional structure, such as walls or roofs shall be added to the existing structure. The coolers may be located in the enclosure as it presently exists and only minimally secured to the concrete slab and minimally protected against the elements of the weather (a tarp or some similar material).

Please let me know if this information does not address your concerns regarding the Southwest Cafe project.

Sincerely,

A handwritten signature in cursive script that reads "Kristen".

Kristen Ashbeck  
Planner