

FEE \$ <u>Pd w/ CUP</u>
TCP \$ <u>NA</u>
DRAINAGE FEE \$

BLDG PERMIT NO. <u>55531</u>
FILE # <u>CUP 96-50</u>

PLANNING CLEARANCE

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



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 3210 I-70 BUS. LOOP * M & N TAX SCHEDULE NO. 2943-112-00-215

SUBDIVISION N/A SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1200 sq ft

FILING N/A BLK _____ LOT _____ SQ. FT. OF EXISTING BLDG(S) 2900 sq ft

(1) OWNER SUNWEST INC NO. OF DWELLING UNITS
 BEFORE: _____ AFTER: _____ CONSTRUCTION

(1) ADDRESS 3210 I-70 BUS. LOOP NO. OF BLDGS ON PARCEL
 BEFORE: _____ AFTER: _____ CONSTRUCTION

(1) TELEPHONE (214) 931-1400 USE OF ALL EXISTING BLDGS _____

(2) APPLICANT BETTY JO ANNE HISUER (2) ADDRESS 726 TELLER AVE GRAND JUNCTION DESCRIPTION OF WORK & INTENDED USE: REMOVAL OF DIVIDING WALL TO ENLARGE BAR

(2) TELEPHONE (970) 243-5230

✓ 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 HO (proposed) Landscaping / Screening Required: YES _____ NO X

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

Side _____ from PL Rear NA from PL Special Conditions: see file CUP 96-50 (this P.C. for interior work only)

Maximum Height _____ CENS.T. _____ T.ZONE _____ ANNEX # _____
 Maximum coverage of lot by structures _____

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 Betty Higuerera Date 3/20/96

Department Approval Monnie Edwards for K.P. (D.T.) Date 3/20/96

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

Clifton Sanitation Utility Accounting Frank Hyde Date 3/24/96

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)

TO: Mesa County Planning Commission

Date: 3/20/96

This is to certify that:

Name _____

DBA The Touchdown Zone Tavern

Address 3210 I-70 Business Loop - Clifton Phone 243-5230

has satisfactorily arranged for sewer service with Clifton Sanitation District #2 for the following described property:

Lot No.: _____ Block No.: _____ House No.: 3210

Street Address: I-70 Business Loop Units M-N

Subdivision Name: Mesa Pointe

Single Family Duplex Multi-Family

Other Remodel

CLIFTON SANITATION DISTRICT #2

By P. Enger