

FEE \$ Pd w/ CVP
TCP \$ None
DRAINAGE FEE \$ 595.93

BLDG PERMIT NO. 54667
FILE # CVP 95-197

PLANNING CLEARANCE

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

PC

3003-2520-063

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 120 North Ave. TAX SCHEDULE NO. 2945-113-00-010

SUBDIVISION NA SQ. FT. OF PROPOSED BLDG(S)/ADDITION N/A

FILING — BLK — LOT — SQ. FT. OF EXISTING BLDG(S) 7800 ± SF

(1) OWNER Rock Bottom Rest. NO. OF DWELLING UNITS
1050 WALNUT BEFORE: 0 AFTER: 0 CONSTRUCTION

(1) ADDRESS BOULDER CO 80203

(1) TELEPHONE 303-417-4165 NO. OF BLDGS ON PARCEL
 BEFORE: 1 AFTER: 1 CONSTRUCTION

(2) APPLICANT RAS BUILDERS INC USE OF ALL EXISTING BLDGS RESTAURANT

(2) ADDRESS 180 E HAMDEN AVE
EDGLEYWOOD CO 80110

(2) TELEPHONE 303 762-0505 DESCRIPTION OF WORK & INTENDED USE: INTERIOR
REMODEL

✓ 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 INTERIOR from Property Line (PL) Parking Req'mt Per Plan
 or _____ from center of ROW, whichever is greater

Side _____ from PL Rear _____ from PL Special Conditions: No C.O. until 10' R.O.W.
dedicated

Maximum Height NA CENS.T. 4 T.ZONE 34 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 James P. Tracy Date 1/8/96

Department Approval Christine M. Steele Date 1/5/96 Current

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

Utility Accounting Miller Fowler Date 1-8-96

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)