

FEE \$	5 <sup>00</sup>
TCP \$	—
DRAINAGE FEE \$	—

BLDG PERMIT NO.	56403
FILE #	

## 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 755 North Ave. TAX SCHEDULE NO. 2945-141-02-004

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

FILING \_\_\_\_\_ BLK 5 LOT 19 thru 21 SQ. FT. OF EXISTING BLDG(S) 5,200 sq. ft.

(1) OWNER BEN KILGORE & CHARL WARE NO. OF DWELLING UNITS  
 BEFORE: \_\_\_\_\_ AFTER: \_\_\_\_\_ CONSTRUCTION \_\_\_\_\_

(1) ADDRESS 609 N. AVE. GRAND JUNCTION CO. 81501 NO. OF BLDGS ON PARCEL  
 BEFORE: 1 AFTER: 1 CONSTRUCTION 3 emp. (4 sta.)

(1) TELEPHONE 241-2400 USE OF ALL EXISTING BLDGS office/beauty shop/restaurant

(2) APPLICANT CAROL B. NUNZI DESCRIPTION OF WORK & INTENDED USE:  
interior only (salsa bar/bakery)

(2) ADDRESS 1032 LAKESIDE DR. CO. 81506

(2) TELEPHONE 970-243-9490

✓ 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-1 Landscaping / Screening Required: YES \_\_\_\_\_ NO \_\_\_\_\_

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

Special Conditions: interior remodel  
15 seats -

Maximum Height \_\_\_\_\_  
 Maximum coverage of lot by structures \_\_\_\_\_ CENS.T. \_\_\_\_\_ T.ZONE \_\_\_\_\_ 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 [Signature] Date 4-3-96

Department Approval [Signature] C/O 9/12/96 Date 4-9-96

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

Utility Accounting [Signature] Date 4-10-96

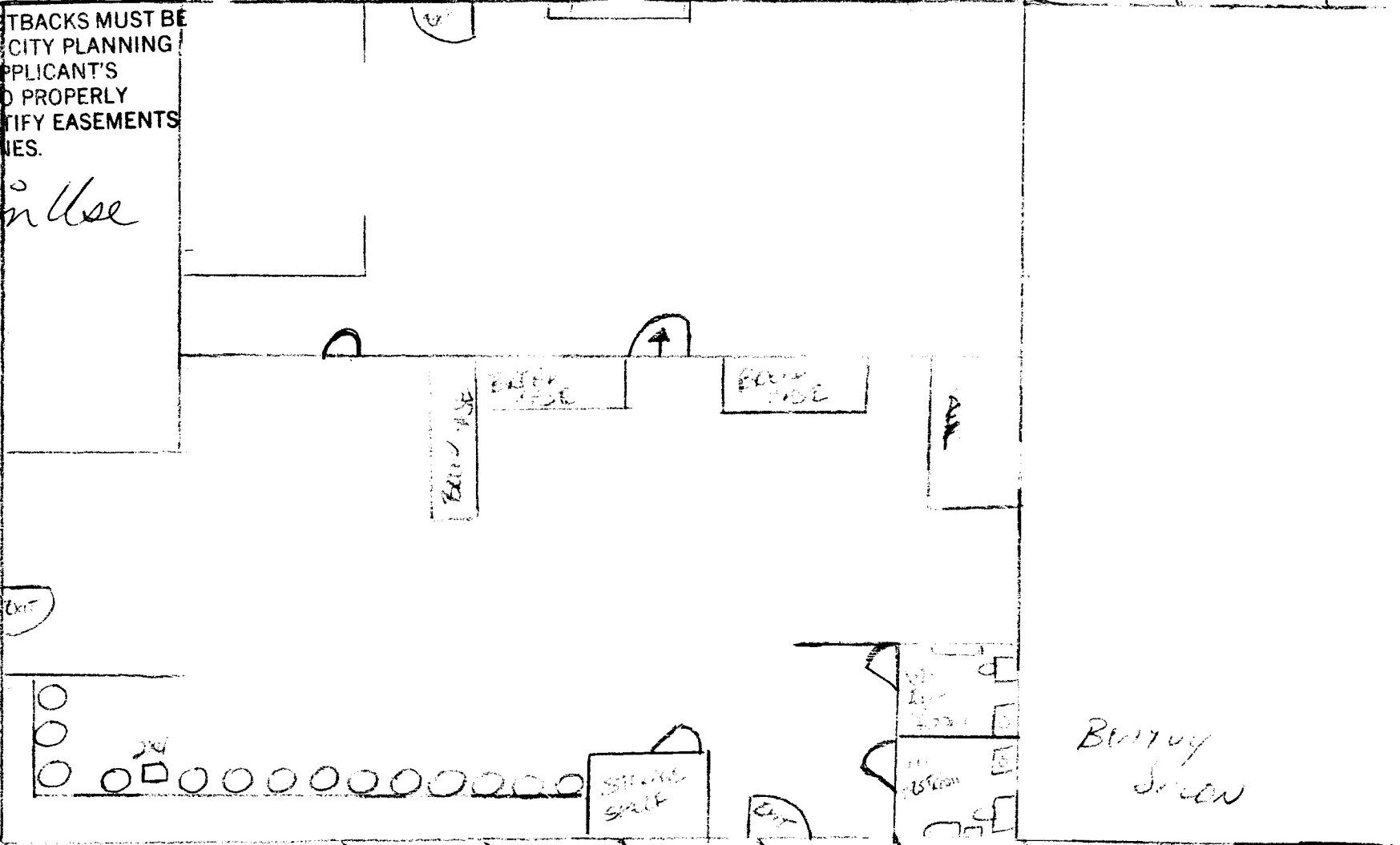
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

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

Ronnie 4/10/96

No Change in Use



Brewery  
Spoon

15 seats  
only

"LA FAVORITA BAR & THE SPOON"

18 SP.  
1700A

755 NORTH AV. SUITE B.