

| | |
|---------------------------------|---------------------------|
| Planning \$ <u>Pl Rec #5122</u> | Drainage \$ <u>—</u> |
| TCP \$ <u>—</u> | School Impact \$ <u>—</u> |

| |
|------------------------------|
| BLDG PERMIT NO. <u>58715</u> |
| FILE # <u>—</u> |

PLANNING CLEARANCE

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

Grand Junction Community Development Department

3021-3565-028

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2440 Hwy 6+50 TAX SCHEDULE NO. 2945-092-10-016

SUBDIVISION MESA MALL MINOR SUB SQ. FT. OF PROPOSED BLDG(S)/ADDITION —

FILING — BLK — LOT part of lot 1 SQ. FT. OF EXISTING BLDG(S) 7200

(1) OWNER MESA MALL NO. OF DWELLING UNITS
BEFORE: — AFTER: — CONSTRUCTION

(1) ADDRESS 2424 Hwy 6+50 NO. OF BLDGS ON PARCEL
BEFORE: 1 AFTER: 1 CONSTRUCTION

(1) TELEPHONE 242 0008 USE OF ALL EXISTING BLDGS RESTAURANT

(2) APPLICANT JUNIOR RIBS DESCRIPTION OF WORK & INTENDED USE:
D. B. A. BENNETT'S

(2) ADDRESS 2440 Hwy 6+50 no change in use

(2) TELEPHONE 256-7427

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 A10 Landscaping / Screening Required: YES — NO —

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

Side — from PL Rear — from PL Special Conditions: interior only -
no change in use

Maximum Height — Census Tract 9 Traffic Zone 9 Annx # —

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 Earl Stumm Date 1-9-97

Department Approval Bonnie Edwards Date 1-10-97 no use

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

Utility Accounting Dottie Hobbs Date 1-10-97

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)