

Planning \$ _____	Drainage \$ _____
TCP \$ _____	School Impact \$ _____

BLDG PERMIT NO. <u>62683</u>
FILE # <u>RVP-1997-168</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 576 MAIN ST. TAX SCHEDULE NO. 2945-143-17-012

SUBDIVISION City of Grand Jct. SQ. FT. OF PROPOSED BLDG(S)/ADDITION _____

FILING _____ BLK 104 LOT 21:22 SQ. FT. OF EXISTING BLDG(S) _____

(1) OWNER ROBERT ARMANTROUT NO. OF DWELLING UNITS
 BEFORE: _____ AFTER: _____ CONSTRUCTION

(1) ADDRESS 2291 SHY Brock Rd 81003 NO. OF BLDGS ON PARCEL
 BEFORE: 1 AFTER: 1 CONSTRUCTION

(1) TELEPHONE 242-5324

(2) APPLICANT Melissa Sherman USE OF ALL EXISTING BLDGS RETAIL, OFFICES, RESTAURANTS

(2) ADDRESS 3029 F314 RD DESCRIPTION OF WORK & INTENDED USE: _____

(2) TELEPHONE 245-8222 RESTAURANT & Bar

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 B-3 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 - No Change

Maximum Height _____ In Use

Maximum coverage of lot by structures _____ Census Tract 1 Traffic Zone 42 Annx # _____

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 Melissa Sherman Date 10/27/97

Department Approval Santa L Costello 90 11/18/97 Date 10-27-97

Additional water and/or sewer tap fee(s) are required: YES _____ NO maybe W/O No. 1006-1480-11-6

Utility Accounting Richardson will contact later if different Date 10-27-97

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)

Melina's Table