

Planning \$ <u>5,00</u>	Drainage \$ <u>NA</u>
TCP \$ <u>NA</u>	School Impact \$ <u>NA</u>

BLDG PERMIT NO. <u>58795</u>
FILE #

201-3040-932

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 2839 NORTH AVE TAX SCHEDULE NO. 2943-182 00-070

SUBDIVISION _____ SQ. FT. OF PROPOSED BLDG(S)/ADDITION 252

FILING _____ BLK _____ LOT _____ SQ. FT. OF EXISTING BLDG(S) 8000+

(1) OWNER WESTERN SIZZLIN' STEAKHOUSE NO. OF DWELLING UNITS
BEFORE: _____ AFTER: _____ CONSTRUCTION

(1) ADDRESS 2837 NORTH AVE

(1) TELEPHONE 243-1712 NO. OF BLDGS ON PARCEL
BEFORE: 1 AFTER: 1 CONSTRUCTION

(2) APPLICANT JIM WEST-BUILDER, INC. USE OF ALL EXISTING BLDGS RESTAURANT

(2) ADDRESS 759 HORIZON DR UNITE DESCRIPTION OF WORK & INTENDED USE: ADD AIR LOCK

(2) TELEPHONE 242-4310 ENTRY, ADD STUCCO, METAL ROOF, 2ND FLOOR OFFICE.

Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document. KKA

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE C-1 Landscaping / Screening Required: YES _____ NO X

SETBACKS: Front _____ from Property Line (PL) or
_____ from center of ROW, whichever is greater Parking Req'mt 100 spaces

Side _____ from PL Rear _____ from PL Special Conditions: _____

Maximum Height Interior

Maximum coverage of lot by structures _____ Census Tract 7 Traffic Zone 39 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 Jim West Date 1-13-97

Department Approval Kristen T. DeMack Date 1/13/97 changed 3/14/97

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

Utility Accounting Rottier Date 1-13-97

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)

ACCEPTED *KKA 1/13/97*
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.

NORTH AVENUE

