

Planning \$PAID w/SPR	Drainage \$ 2,044.40
TCP \$ NONE	School Impact \$ NONE

BLDG PERMIT NO. 60567
FILE # SPR-1997-069

03-1010-14-0

**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 2870 North Avenue TAX SCHEDULE NO. 2943-074-00-067

SUBDIVISION N.A. SQ. FT. OF PROPOSED BLDG(S)/ADDITION 7256

FILING - BLK - LOT - SQ. FT. OF EXISTING BLDG(S) 6052

(1) OWNER George S. Galligan NO. OF DWELLING UNITS  
BEFORE: - AFTER: - CONSTRUCTION

(1) ADDRESS P.O. Box 861 NO. OF BLDGS ON PARCEL  
BEFORE: 2 AFTER: 1 CONSTRUCTION

(1) TELEPHONE Dhahran Airport Saudi Arabia

(2) APPLICANT Texas Roadhouse USE OF ALL EXISTING BLDGS Vacant

(2) ADDRESS 9000 Wessex Pl., #301 Louisville, KY 40222 DESCRIPTION OF WORK & INTENDED USE:  
Restaurant

(2) TELEPHONE (502)426-9984

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 X NO

SETBACKS: Front        from Property Line (PL) or Parking Req'mt As per plan  
       from center of ROW, whichever is greater  
Special Conditions: NONE

Side        from PL Rear        from PL

Maximum Height         
Maximum coverage of lot by structures        Census Tract 11 Traffic Zone 30 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 [Signature] Date 03-14-97

Department Approval [Signature] Date 06-05-97

Additional water and/or sewer tap fee(s) are required: YES        NO        W/O No. 10243

Utility Accounting [Signature] Date 6-5-97

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)