

FEE \$	PL w/ C.O.U.
TCP \$	NA
DRAINAGE FEE \$	NA

BLDG PERMIT NO.	N/A
FILE #	COU-97-4.1

PLANNING CLEARANCE

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

Grand Junction Community Development Department

3001-2990-11-2

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2837 North Ave TAX SCHEDULE NO. 2943-182-00-080

SUBDIVISION DARWIN Subdivision SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2300 Sq Ft.

FILING _____ BLK _____ LOT _____ SQ. FT. OF EXISTING BLDG(S) 2300 Sq Ft.

(1) OWNER Mesa Steaks Inc. NO. OF DWELLING UNITS BEFORE: N/A AFTER: N/A CONSTRUCTION

(1) ADDRESS 2839 North Ave Grand Junction Co, 81501 NO. OF BLDGS ON PARCEL BEFORE: 1 AFTER: 1 CONSTRUCTION

(1) TELEPHONE 243-1712 (Western Siding Steakhouse) USE OF ALL EXISTING BLDGS Wholesale Food Sales

(2) APPLICANT Warehouse Foods DESCRIPTION OF WORK & INTENDED USE: Remodeling

(2) ADDRESS 2837 North Ave Grand Junction, Co, 81501 NO plumb change or Electrical Just Paint, Cleanup & Signage

(2) TELEPHONE 241-5929

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

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ONE CI Landscaping / Screening Required: YES _____ NO X

SETBACKS: Front _____ from Property Line (PL) Parking Req'mt 12 spaces behind building
 or _____ from center of ROW, whichever is greater
 Side _____ from PL Rear Interior from PL Special Conditions: _____

Maximum Height _____ CENS.T. 7 T.ZONE 39 ANNEX # _____

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 William F. Harper Date 1-6-97

Department Approval Robert L. Colbeck Date 1/10/97

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

Utility Accounting Jacy Shupe 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)

Date Submitted: 1-6-97



CHANGE OF USE DEVELOPMENT APPLICATION

Property Owner: MESA STEAKS INC.
 Address: 2837~~119~~ North Ave Grand Junction, Co. 81501
 Telephone: 243-1712 (Western Sizzlin Steakhouse)
 Applicant's Name: WAREHOUSE FOODS
 Address: 2837 North Ave Grand Junction, Co. 81501
 Telephone: 241-5929
 Location of Property: _____
 Tax Parcel No. 2943-182-00-080
 Existing Use: Storage building
 Proposed Use: Wholesale Food Distribution ^{Sales} open to the public
 Other: _____

FOR OFFICE USE ONLY				
Zone: <u>C-1</u>	Setbacks	F: <u>55 from</u>	S: <u>0</u>	R: <u>0</u>
Special Conditions:		<u>W</u>		

I hereby acknowledge that I have read this application and the above is correct and I agree to comply with all requirements. Failure to comply shall result in legal action.

William J. Harper
 Applicant's Signature

1-6-97
 Date

Kristen L. Andrew
 Community Development Department Approval

1/10/97
 Date

White - Community Development Dept.

Yellow - Customer