

|                        |                           |
|------------------------|---------------------------|
| Planning \$ <u>500</u> | Drainage \$ <u>—</u>      |
| TCP \$ <u>—</u>        | School Impact \$ <u>—</u> |

|                              |
|------------------------------|
| BLDG PERMIT NO. <u>04455</u> |
| FILE #                       |

## 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 509 28 1/2 RD. TAX SCHEDULE NO. 2943-073-00-154

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

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

(1) OWNER SY AND LIEN LUONG. NO. OF DWELLING UNITS  
BEFORE: — AFTER: — CONSTRUCTION

(1) ADDRESS 509 28 1/2 Road GR. 81501 NO. OF BLDGS ON PARCEL  
BEFORE: ONE AFTER: ONE CONSTRUCTION

(1) TELEPHONE 241-7219. USE OF ALL EXISTING BLDGS Restaurant

(2) APPLICANT SY & LIEN LUONG. DESCRIPTION OF WORK & INTENDED USE:  
Remove Section Wall.

(2) ADDRESS Same.

(2) TELEPHONE 241-7219

✓ 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-1 Landscaping / Screening Required: YES — NO —

SETBACKS: Front 25' from Property Line (PL) or  
from center of ROW, whichever is greater Parking Req'mt —

Side 0' from PL Rear 0' from PL Special Conditions: (No change in Use)

Maximum Height — 10' setback next to residential uses

Maximum coverage of lot by structures — Census Tract 6 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 3/23/98.

Department Approval [Signature: Bonnie Edwards] Date 3/23/98

Additional water and/or sewer tap fee(s) are required: YES — NO ✓ W/O No. TR-84251

Utility Accounting [Signature] Buffer Table Only Date 3-23-98

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)