

Planning \$ <u>N/C</u>	Drainage \$ <u>—</u>
TCP \$ <u>—</u>	School Impact \$ <u>—</u>

BLDG PERMIT NO. <u>65002</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 2682 Hwy 50 TAX SCHEDULE NO. 2945-261-00-033

SUBDIVISION — SQ. FT. OF PROPOSED BLDG(S)/ADDITION 8'x16

FILING — BLK — LOT — SQ. FT. OF EXISTING BLDG(S) 25'x40' ±

(1) OWNER Mayer BCO NO. OF DWELLING UNITS
 BEFORE: — AFTER: — CONSTRUCTION

(1) ADDRESS 2682 Hwy 50 NO. OF BLDGS ON PARCEL
 BEFORE: 1 AFTER: 2 CONSTRUCTION

(1) TELEPHONE 245-9342 USE OF ALL EXISTING BLDGS Restaurant

(2) APPLICANT David Major DESCRIPTION OF WORK & INTENDED USE:
dry storage locker

(2) ADDRESS 202 N. Ave

(2) TELEPHONE 248-8434

✓ 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 H0 Landscaping / Screening Required: YES — NO —

SETBACKS: Front — from Property Line (PL) or 45' from center of ROW, whichever is greater Parking Req'mt —

Side 15' from PL Rear 15' from PL Special Conditions: —

Maximum Height 65' Genusus Tract 13 Traffic Zone 87 Annx # —

Maximum coverage of lot by structures 35'

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 David Major Date 4/28/98

Department Approval Gennie Edwards Date 4/28/97

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

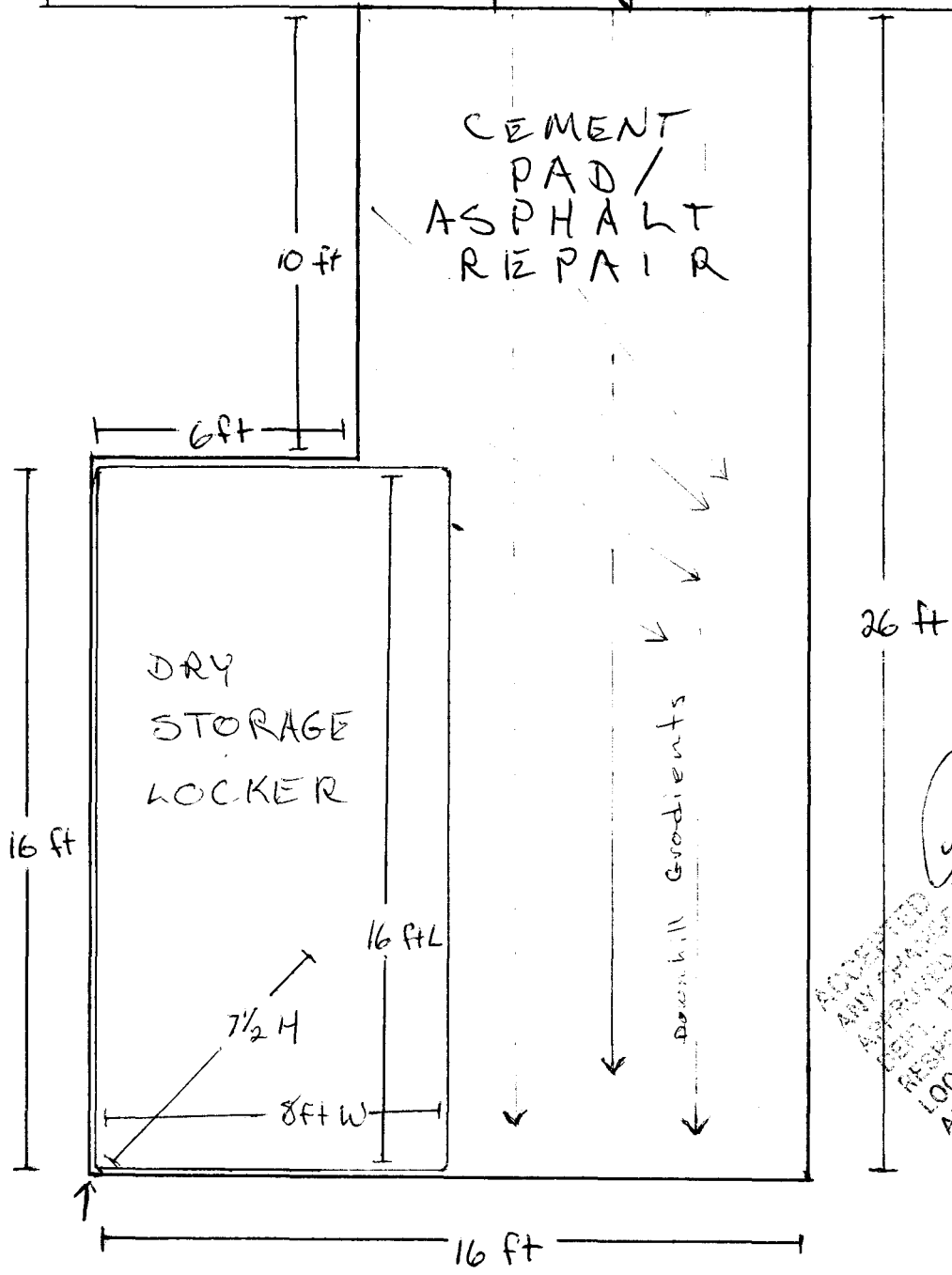
Utility Accounting Deli Overholt Date 4-28-98

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)

MAYES BBQ
2682 VS HWY 50
REAR OF
BUILDING

↑
FRONT



Yonnie 4/28/98 K.A.
ACQUISITION OF RECORDS MUST BE
APPROVED BY THE CITY PLANNING
DEPT. IT IS THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES

↓ ↘ 15' minimum in rear -