

Planning \$ <u>10⁰⁰</u>	Drainage \$ <u>—</u>
TCP \$ <u>—</u>	School Impact \$ <u>—</u>

BLDG PERMIT NO. <u>106573</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 <u>2682 Hwy 50</u>	TAX SCHEDULE NO. <u>2945-261-00-037</u>
SUBDIVISION <u>—</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITION <u>40[#]</u>
FILING <u>—</u> BLK <u>—</u> LOT <u>—</u>	SQ. FT. OF EXISTING BLDG(S) <u>1000 sq ft</u>
(1) OWNER <u>Judith Buenzow</u>	NO. OF DWELLING UNITS
(1) ADDRESS <u>2682 Hwy 50 G.J.</u>	BEFORE: <u>N/A</u> AFTER: <u>N/A</u> CONSTRUCTION
(1) TELEPHONE <u>255-9534</u>	NO. OF BLDGS ON PARCEL
(2) APPLICANT <u>David Major</u>	BEFORE: <u>1</u> AFTER: <u>1</u> CONSTRUCTION
(2) ADDRESS <u>702 N. Ave</u>	USE OF ALL EXISTING BLDGS <u>Restaurant</u>
(2) TELEPHONE <u>248-8434</u>	DESCRIPTION OF WORK & INTENDED USE: <u>Dry storage bldg; concrete pad.</u>

✓ 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 H.O. Landscaping / Screening Required: YES — NO —

SETBACKS: Front 65' from Property Line (PL) or 65' from center of ROW, whichever is greater Parking Req'mt —

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

Maximum Height 65'

Maximum coverage of lot by structures 35% Census Tract 13 Traffic Zone 80 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 David Major Date 8/13/98

Department Approval Lucretia Castellanos Date 8-13-98

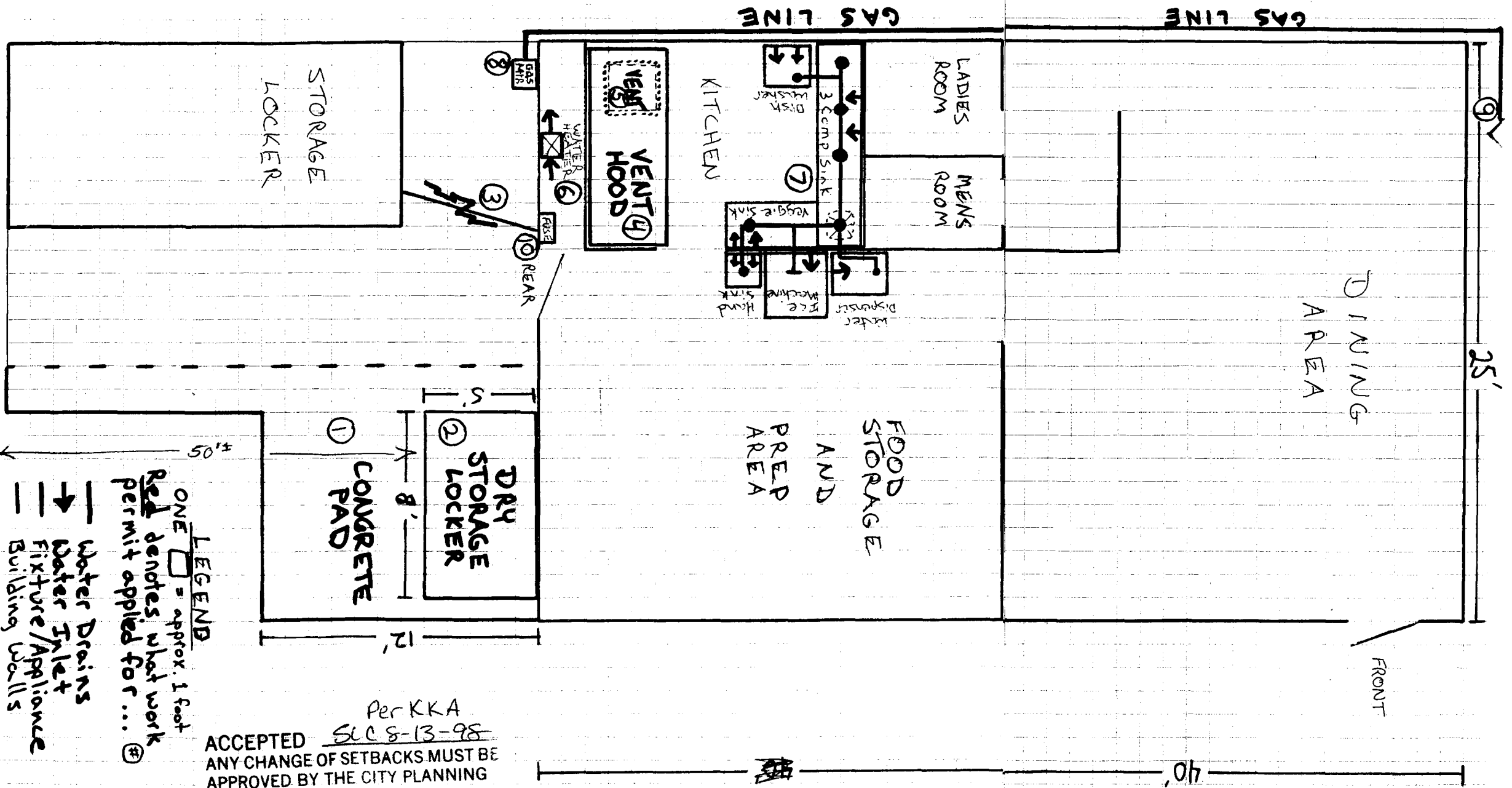
Additional water and/or sewer tap fee(s) are required: YES — NO ✓ W/O No. No signature

Utility Accounting Ch Cole Date 8/13/98

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)

Grandma Judith's Restaurant • 2682 Hwy 50 • G.J. CO



LEGEND
 ONE [] = approx. 1 foot
 Red denotes what work permit applied for... (3)

- Water Drains
- Water Inlet
- Fixture/Appliance
- Building Walls

Per KKA
 ACCEPTED SLC 8-13-98
 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.