

Planning \$ <u>500</u>	Drainage \$ _____
TCP \$ _____	School Impact \$ _____

BLDG PERMIT NO <u>1032819</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>1000</u>	TAX SCHEDULE NO. _____
SUBDIVISION <u>1000</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITION _____
FILING _____ BLK. _____ LOT _____	SQ. FT. OF EXISTING BLDG(S) _____
(1) OWNER <u>1000</u>	NO. OF DWELLING UNITS BEFORE _____ AFTER: _____ CONSTRUCTION
(1) ADDRESS <u>1000</u>	NO. OF BLDGS ON PARCEL BEFORE _____ AFTER _____ CONSTRUCTION
(1) TELEPHONE _____	USE OF ALL EXISTING BLDGS <u>NO</u>
(2) APPLICANT <u>1000</u>	DESCRIPTION OF WORK & INTENDED USE _____
(2) ADDRESS _____	
(2) TELEPHONE <u>1000</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 <u>R</u>	Landscaping / Screening Required: YES _____ NO _____
SETBACKS: Front _____ from Property Line (PL) or _____ from center of ROW, whichever is greater	Parking Req't _____
Side _____ from PL Rear _____ from PL	Special Conditions <u>1000</u>
Maximum Height _____	Genus Tract _____ Traffic Zone _____ Annx # _____
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.

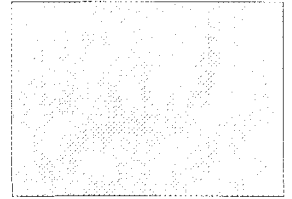
Four (4) sets of final construction drawings must be submitted and stamped by City Engineering prior to issuing the Planning Clearance. One stamped set must be available on the job site at all times.

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 <u>1000</u>	Date _____
Department Approval <u>1000</u>	Date _____
Additional water and/or sewer tap fee(s) are required: YES _____ NO <input checked="" type="checkbox"/> W/O No. <u>TR 83229</u>	
Utility Accounting <u>1000</u>	Date <u>2-10-98</u>

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)



**City of Grand Junction
Industrial Pretreatment Program
2145 River Road
Grand Junction, CO 81506**

February 11, 1998

Bob Lee
Mesa County Building Department
P.O. Box 20000
Grand Junction, CO 81501

Dear Mr. Lee:

A Restaurant Industrial Pretreatment Permit Application was submitted to this office by Delbert McClure, of McClure Construction, for the restaurant going in to the Amici Building at 400 Main Street in Grand Junction. Based on the information provided, the facility will be required to install a two-compartment grease interceptor with a minimum capacity of 750 gallons.

If you require additional information, please call at 244-1489.

Sincerely,

Catherine Crabb
Assistant Coordinator
Industrial Pretreatment Program

cc: Trent Prall, Utility Engineer, City of Grand Junction
Senta Costello, Community Development
Delbert McClure, McClure Construction