

Planning \$ <u>0</u>	Drainage \$ <u>0</u>
TCP \$ <u>927⁰⁰</u>	School Impact \$ <u>0</u>

BLDG PERMIT NO. <u>65511</u>
FILE # <u>SPR-1997-197</u>

PLANNING CLEARANCE

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

C 977-4338 **Grand Junction Community Development Department**

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 1730 North Ave TAX SCHEDULE NO. 2945-123-25-013

SUBDIVISION Elmwood Subdivision SQ. FT. OF PROPOSED BLDG(S)/ADDITION 3,700

FILING N.A. BLK 7 LOT 13 & 14 SQ. FT. OF EXISTING BLDG(S) 2,800

(1) OWNER Norbert Lukas NO. OF DWELLING UNITS
6550 Gunpark Drive BEFORE: 0 AFTER: 0 CONSTRUCTION

(1) ADDRESS Boulder, CO 80301-3387

(1) TELEPHONE Non-Published NO. OF BLDGS ON PARCEL
 BEFORE: 1 AFTER: 1 CONSTRUCTION

(2) APPLICANT Normar Management Serv. USE OF ALL EXISTING BLDGS Restaurant
739 Horizon Drive

(2) ADDRESS Grand Jct., CO 81506 DESCRIPTION OF WORK & INTENDED USE: _____

(2) TELEPHONE (970)243-6614 Restaurant

✓ 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 60' from Property Line (PL) or _____ from center of ROW, whichever is greater Parking Req'mt 1 per 3 seats (incl outdoor)

Side 0 from PL Rear 100' from PL Special Conditions: PER APPROVED PLAN DATED 7.30.98

Maximum Height _____

Maximum coverage of lot by structures _____ Census Tract 6 Traffic Zone 31 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 Bill North Date 11/18/97

Department Approval Bill North Date 7-30-98

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

Utility Accounting Lea Chaper Date 7/30/98

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)