

Planning \$ <u>500</u>	Drainage \$ <u>0</u>
TCP \$ <u>PAID AT</u>	School Impact \$ <u>0</u>

BLDG PERMIT NO. <u>72881</u>
FILE #

72737-demo only

49849-708
 A LATER DATE - PER
 planning clearance of COU

PLANNING CLEARANCE
 (site plan review, multi-family development, non-residential development)
 Grand Junction Community Development Department

SEWER FEE TO BE PAID
 AT COU ISSUE
 APPROVAL

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 110 SOUTH 7th
 SUBDIVISION _____
 FILING _____ BLK _____ LOT _____
 OWNER MARY POLAN
 ADDRESS P.O. Box 995 CARBONDALE CO
 TELEPHONE 970-858-9221
 APPLICANT GREENFIELDS RESTAURANT
 ADDRESS 110 SOUTH 7th
 TELEPHONE 242-1726

TAX SCHEDULE NO. 2945-144-20-013
 SQ. FT. OF PROPOSED BLDG(S)/ADDITION _____
 SQ. FT. OF EXISTING BLDG(S) 4955 SF
 NO. OF DWELLING UNITS: BEFORE _____ AFTER _____
 CONSTRUCTION
 NO. OF BLDGS ON PARCEL: BEFORE _____ AFTER _____
 CONSTRUCTION
 USE OF ALL EXISTING BLDGS _____
 DESCRIPTION OF WORK & INTENDED USE:
DEMO ONLY

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 B3
 SETBACKS: FRONT: _____ from Property Line (PL) or _____ from center of ROW, whichever is greater
 SIDE: _____ from PL BEAR: _____ from PL
 MAXIMUM HEIGHT _____
 MAXIMUM COVERAGE OF LOT BY STRUCTURES _____

LANDSCAPING/SCREENING REQUIRED: YES _____ NO _____
 PARKING REQUIREMENT: _____
 SPECIAL CONDITIONS: FEES TO BE PAID AT TIME OF CHANGE OF USE APPROVAL
 CENSUS TRACT 2 TRAFFIC ZONE 41 ANNEX _____

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 Grand Junction 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 _____ Date 11/4/99
 Department Approval _____ Date 11/4/99

Additional water and/or sewer tap fee(s) are required: YES	NO <input checked="" type="checkbox"/>	W/O No. _____
Utility Accounting <u>PIT WILL BE COLLECTED W/ CHANGE OF USE PLANNING CLEARANCE Jodi Romo</u>	Date <u>11/4/99</u>	

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning and Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)



QUOTE SHEET FOR SEWER OR WATER TAPS

DATE: 11/4/99

SERVICE ADDRESS: 118 S 7th SUB: _____

SEWER DISTRICT: CITY WATER DISTRICT: CITY

EXISTING ACCOUNT NUMBER: 49849 - 708

NAME OF PROPOSED BUSINESS: GREENFIELDS

NAME, TITLE, & TELEPHONE OF PERSON REQUESTING QUOTE: George Pribble
COORDINATOR/PROJECT SUPERVISOR FOR REUNDO 241-3091

(MARY DONLAN - OWNER OF PROPERTY)

NEW CONNECTION CHANGE OF USE SEPTIC TO SEWER

DESCRIPTION OF PROJECT/OPERATIONS OF BUSINESS: RESTAURANT/LOUNGE

HOURS OF OPERATION 11:30am → 10:30pm 11:00am

OF SEATS = 56 RESTAURANT SEATS
= 12 BAR STOOL ONLY

INDUSTRIAL PRETREATMENT ISSUES: APPROVED - GREASE TRAP REQUIRED

EQU CALCULATIONS:
ORD. REFERENCE: _____
CURRENT EQU (if applicable): 1.57

.14 X 56 = 7.84 EQU'S
.04 X 12 = .48 EQU'S
8.32 EQU - 1.57 EQU = 6.75 EQU = \$5,062.50
(6.75 EQU X 750)

69,888 gallons / mo
8.32 EQU =
8,400 gal/EQU/mo

PRICE CALCULATIONS: 244-1520

STAFF SIGNATURE: [Signature] Joe Rovee

TOTAL DUE: 5,062.50

NOTE: QUOTES CAN BE SUBJECT TO CHANGE IF PLANS FOR PROJECT AND/OR PARAMETERS FOR CALCULATION OF PLANT INVESTMENT FEES AND TAPS CHANGE.

Confirmed by formie that project will be in two phase
Dem - then Separate P.I. for rework 1.