

Planning \$ <u>1000</u>	Drainage \$ <u>0</u>
TCP \$ <u>#1201.25</u>	School Impact \$ <u>0</u>

BLDG PERMIT NO. <u>72949</u>
FILE # <u>COU - 1999 - 242</u>

* SEWER FEE

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 118 South 7th TAX SCHEDULE NO. 2945-144-20-013

SUBDIVISION _____ SQ. FT. OF PROPOSED BLDG(S)/ADDITION _____

FILING _____ BLK 17 LOT 4,7,8(03) SQ. FT. OF EXISTING BLDG(S) 4950

(1) OWNER MARY DONLAN NO. OF DWELLING UNITS
 BEFORE: _____ AFTER: _____ CONSTRUCTION _____

(1) ADDRESS P.O. Box 995 Carbondale CO

(1) TELEPHONE (970) 858-9221 NO. OF BLDGS ON PARCEL
 BEFORE: 1 AFTER: 1 CONSTRUCTION _____

(2) APPLICANT Green fields USE OF ALL EXISTING BLDGS RESTAURANT

(2) ADDRESS 118 South 7th DESCRIPTION OF WORK & INTENDED USE: Interior

(2) TELEPHONE (970) 242-1726 improvements

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 EXISTING BLDG Landscaping / Screening Required: YES _____ NO X

SETBACKS: Front _____ from Property Line (PL) or _____ from center of ROW, whichever is greater
 Parking Req't NONE (DOWNTOWN DISTRICT)

Side N/A from PL Rear N/A from PL Special Conditions: NEED TO PAY TCP
SEWER INVESTMENT FEE

Maximum Height N/A Census Tract 2 Traffic Zone 41 Annx # _____

Maximum coverage of lot by structures N/A

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 [Signature] Date 10-19-99

Department Approval [Signature] Date 11/18/99

Additional water and/or sewer tap fee(s) are required: YES X NO _____ W/O No. 12710

Utility Accounting [Signature] Date 11/18/99

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)

JOINT ONLY



CITY OF GRAND JUNCTION-CUSTOMER SERVICE DIVISION
250 N 5th Street, Grand Junction, CO 81501

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 REVENUE 241-3081

NEW CONNECTION CHANGE OF USE SEPTIC TO SEWER

DESCRIPTION OF PROJECT/OPERATIONS OF BUSINESS: RESTAURANT/LOUNGE

HOURS OF OPERATION 11:30am - 10:30am 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

48 Seats, 14 x 36 = 7.84 EQU'S = 6.72

15 Seats, 04 x 12 = 4.8 EQU'S = 1.60

8.32 EQU'S - 1.57 EQU'S = 6.75 EQU'S = \$5,062.50
(6.75 EQU'S x 750)

PRICE CALCULATIONS: 575 244-1520 4312.50

STAFF SIGNATURE: [Signature] Joel Renees

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.

checked 12/1/99

Confirmed by owner that project will be in two phases
then have separate P.L. for second phase.

Date Submitted: 10/26/99



CHANGE OF USE DEVELOPMENT APPLICATION

Property Owner: MARY Donlan
 Address: PO Box 995 Carbondale, CO 81623
 Telephone: 1-970-984-2100

Applicant's Name: Merv Stevenson / Rich Lamont
 Address: 2144 Redcliff circle / 515 29 3/8 Road
 Telephone: 242-1726 / 263-0912

Location of Property: 118 South 7th Grand Jct. Colo 81504
 Tax Parcel No. 2945-144-20-013
 Existing Use: Formerly Auto Parts Store - NOT Presently in use
 Proposed Use: RESTAURANT
 Other: _____

FOR OFFICE USE ONLY				
Zone: <u>B3</u>	Setbacks	F: <u>N/A</u>	S: <u>N/A</u>	R: <u>N/A</u>
Special Conditions: <u>COU-1999-242</u>				

I hereby acknowledge that I have read this application and the above is correct and I agree to comply with all requirements. Failure to comply shall result in legal action.

[Signature]
Applicant's Signature

10-19-99
Date

[Signature]
Community Development Department Approval

11/18/99
Date

White - Community Development Dept.

Yellow - Customer