

Planning \$ <u>5</u>	Drainage \$
TCP \$	School Impact \$

BLDG PERMIT NO.
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 2454 Hwy 6:50 #102 TAX SCHEDULE NO. 2945-091-05-009

SUBDIVISION SAWTELLE SQ. FT. OF PROPOSED BLDG(S)/ADDITION \_\_\_\_\_

FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT 1 SQ. FT. OF EXISTING BLDG(S) UNIT 2200 UNIT # 102

(1) ~~OWNER~~ MARK SMITH NO. OF DWELLING UNITS  
BEFORE: \_\_\_\_\_ AFTER: \_\_\_\_\_ CONSTRUCTION

(1) ADDRESS 559 MAIN ST.

(1) TELEPHONE 241-2740 NO. OF BLDGS ON PARCEL  
BEFORE: 1 AFTER: 1 CONSTRUCTION

(2) APPLICANT KEYSTONE Custom Bldgs USE OF ALL EXISTING BLDGS RETAIL

(2) ADDRESS P.O. Box 1807 81502 DESCRIPTION OF WORK & INTENDED USE: INTERIOR

(2) TELEPHONE 243-9428 REMODEL / FOOD SERVICE

✓ 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 H0 Landscaping / Screening Required: YES \_\_\_\_\_ NO \_\_\_\_\_

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

Side \_\_\_\_\_ from PL Rear \_\_\_\_\_ from PL Special Conditions: cannot exceed 27 sq ft. (bn)

Maximum Height \_\_\_\_\_ interior remodel only  
Maximum coverage of lot by structures \_\_\_\_\_ Census Tract \_\_\_\_\_ Traffic Zone \_\_\_\_\_ 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 [Signature] Date 2/3/99

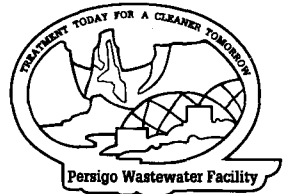
Department Approval [Signature] Date 2-3-99

Additional water and/or sewer tap fee(s) are required: YES Only if NO water conn. WIO No. 14371-9029 indicates an increase/EQU

Utility Accounting [Signature] Date 2-3-99

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)



City of Grand Junction  
Industrial Pretreatment Program  
2145 River Road  
Grand Junction, CO 81505

February 11, 1999

Bob Lee  
Mesa County Building Department  
P.O. Box 20000  
Grand Junction, CO 81502

Dear Bob,

A Food Service Pretreatment Application was submitted to this office by Mark Smith, owner of Main Street Bagels to be located at 2454 Hwy 6&50 in Grand Junction. Based on the information provided, there will be no pretreatment requirements from this office.

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  
Mark Smith, Owner, Main Street Bagels