

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

BLDG PERMIT NO. <u>72889</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

✓ BUILDING ADDRESS 560 Main St.

TAX SCHEDULE NO. 2945-143-17-017

SUBDIVISION City

✓ SQ. FT. OF PROPOSED BLDG(S)/ADDITION n/a

FILING — BLK 104 LOT 17

✓ SQ. FT. OF EXISTING BLDG(S) 25'x60' = 1500

✓ OWNER Pat Gormley

NO. OF DWELLING UNITS: BEFORE — AFTER —

ADDRESS 2433 N 1st St Grand Jct

CONSTRUCTION NO. OF BLDGS ON PARCEL: BEFORE 1 AFTER 1

TELEPHONE 303-970-242-5211

USE OF ALL EXISTING BLDGS Food Service

✓ APPLICANT Jennifer & Delmon French

DESCRIPTION OF WORK & INTENDED USE: Food Service

ADDRESS 746 Flower St Grand Jct.

TELEPHONE 970-248-9691

✓ 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

LANDSCAPING/SCREENING REQUIRED: YES — NO —

SETBACKS: FRONT: — from Property Line (PL) or — from center of ROW, whichever is greater

PARKING REQUIREMENT: DDA area

SIDE: — from PL REAR: — from PL

SPECIAL CONDITIONS: interior only -

MAXIMUM HEIGHT —

kitchen remodel

MAXIMUM COVERAGE OF LOT BY STRUCTURES —

CENSUS TRACT 1 TRAFFIC ZONE 42 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 Delmon V. French

Date 10/5/99

Department Approval Connie Edwards

Date 10/6/99

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>—</u>
Utility Accounting <u>Tammy Bensley</u>			Date <u>10/6/99</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)