

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

BLDG PERMIT NO. <u>70400</u>
FILE #

### PLANNING CLEARANCE

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

*(Handwritten initials)*

-1249

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 625 MAIN STREET.

TAX SCHEDULE NO. 2945-143-19005

SUBDIVISION \_\_\_\_\_

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

FILING \_\_\_\_\_ BLK 7 LOT 8

SQ. FT OF EXISTING BLDG(S) 2160 SQ FT

OWNER KERN H. COPELAND

NO. OF DWELLING UNITS: BEFORE \_\_\_\_\_ AFTER \_\_\_\_\_

CONSTRUCTION

NO. OF BLDGS ON PARCEL: BEFORE 1 AFTER 1

CONSTRUCTION

ADDRESS 2489 RANCHO HILLS LN.

TELEPHONE 970-257-0813

USE OF ALL EXISTING BLDGS COMMERCIAL

APPLICANT SCOTT HODGES CONST. INC

DESCRIPTION OF WORK & INTENDED USE: \_\_\_\_\_

ADDRESS 2187 LASSEN CT/GJCD

INTERIOR REMODEL / NEW DINING ROOM,

TELEPHONE 970-245-3448.

NEW RESTROOMS - NEW WETTING ROOM.

✓ 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 B-3

LANDSCAPING/SCREENING REQUIRED: YES \_\_\_\_\_ NO \_\_\_\_\_

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

PARKING REQUIREMENT: \_\_\_\_\_

SIDE: \_\_\_\_\_ from PL REAR: \_\_\_\_\_ from PL

SPECIAL CONDITIONS: In OOA area

MAXIMUM HEIGHT \_\_\_\_\_

no parking requirements

MAXIMUM COVERAGE OF LOT BY STRUCTURES \_\_\_\_\_

CENSUS TRACT 8 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 C. Scott Hodges

Date MAY 21st /99

Department Approval X. Valdez

Date 5-16-99

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No. _____
Utility Accounting <u>Scott Hodges</u>			Date <u>6/1/99</u>

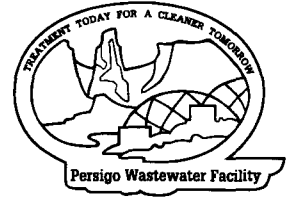
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning and Development Code)

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

June 18, 1999

Bob Lee  
Mesa County Building Department  
P.O. Box 20000  
Grand Junction, CO 81501

*# 70400  
wldg permit #*



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

Dear Mr. Lee:

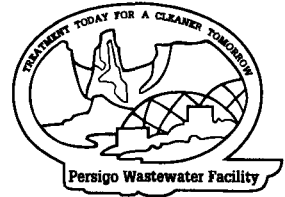
A Food Service Pretreatment Application has been submitted to this office by Jerry Talley, owner of Talley's Restaurant located at 625 Main Street in Grand Junction. Based on the information provided, the facility will be required to install a two-compartment grease interceptor with a minimum capacity of 750 gallons.

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  
Jerry Talley, Owner Talley's Restaurant



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

July 8, 1999

Bob Lee  
Mesa County Building Department  
P.O. Box 20000  
Grand Junction, CO 81501

Dear Mr. Lee:

On June 18, 1999, I sent a letter to your office regarding Talley's Restaurant located at 625 Main Street in Grand Junction. The letter stated that expansion of the facility would require the installation of a grease interceptor. This was based on information provided on the Food Service Pretreatment Application stating that the facility would increase seating capacity from 75 to 139, an 85% increase. The City's grease interceptor policy requires that existing facilities expanding capacity more than 50% are required to install an adequate grease interceptor.

A letter from Jerry Talley, owner of Talley's Restaurant, dated June 21, 1999 states that the expansion will increase seating capacity from 80 to 112, or 40%. In a phone conversation with Mr. Talley on 7/8/99, he stated that the information provided on the pretreatment application, which was supplied by his builder, was based on square footage, not an actual count of the seats.

I informed Mr. Talley that when or if seating capacity reaches 120, installation of a grease interceptor will be required.

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  
Jerry Talley, Owner Talley's Restaurant  
Darleen McKissen, Mesa County Health Department