

Planning \$ <input checked="" type="checkbox"/>	Drainage \$ <input checked="" type="checkbox"/>
TCP \$ <input checked="" type="checkbox"/>	School Impact \$ <input checked="" type="checkbox"/>

BLDG PERMIT NO.
FILE # <u>5PR-1999-199</u>

PLANNING CLEARANCE

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

OCCU 100
to 128

4/16/99 7-414

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 525 North Avenue
 SUBDIVISION Grand Junction, Sec. 14, 1st 1W
 FILING _____ BLK 7 LOT s 1-8
 OWNER Ron + Larry Nunnery
 ADDRESS 782 Heritage Way
 TELEPHONE 970-256-9981
 APPLICANT N.N.C., Inc.
 ADDRESS 782 Heritage Way
 TELEPHONE 970-256-9981

TAX SCHEDULE NO. 2945-142-05-019
 SQ. FT. OF PROPOSED BLDG(S)/ADDITION 965
 SQ. FT. OF EXISTING BLDG(S) 3424
 NO. OF DWELLING UNITS: BEFORE 1 AFTER 1
 CONSTRUCTION
 NO. OF BLDGS ON PARCEL: BEFORE 1 AFTER 1
 CONSTRUCTION
 USE OF ALL EXISTING BLDGS restaurant
 DESCRIPTION OF WORK & INTENDED USE: fenced
patio for restaurant with
Liquor License

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 C-1
 SETBACKS: FRONT: 45' from Property Line (PL) or
45' from center of ROW, whichever is greater
 SIDE: 0'/10' from PL REAR: 0'/10' from PL
 MAXIMUM HEIGHT 40'
 MAXIMUM COVERAGE OF LOT BY STRUCTURES _____

LANDSCAPING/SCREENING REQUIRED: YES NO _____
 PARKING REQUIREMENT: no new
 SPECIAL CONDITIONS: patio not covered,
landscaping re-vegetated
 CENSUS TRACT _____ TRAFFIC ZONE _____ 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 Ron Nunnery
 Department Approval Patricia Pritch

Date 12-06-99
 Date 10-25-99

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>See Quates attached</u>
Utility Accounting	<u>Marshall Cole</u>		Date <u>12/6/99</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9.3.2C Grand Junction Zoning and Development Code)