

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

BLDG PERMIT NO. <u>69405</u>
FILE #

PLANNING CLEARANCE

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

EA

* THIS SECTION TO BE COMPLETED BY APPLICANT *

BUILDING ADDRESS 1440 NORTH AVE
 SUBDIVISION Exposition Arcade Sub.
 FILING — BLK — LOT 10+13

TAX SCHEDULE NO. 2945-123-21-010
 SQ. FT. OF PROPOSED BLDG(S)/ADDITION 3750
 SQ. FT. OF EXISTING BLDG(S) 3180

OWNER MCGOVERN ENTERPRISES
 ADDRESS 1015 3rd ST, Ste 360
 TELEPHONE 241-8515

NO. OF DWELLING UNITS: BEFORE — AFTER —
 CONSTRUCTION
 NO. OF BLDGS ON PARCEL: BEFORE — AFTER —
 CONSTRUCTION
 USE OF ALL EXISTING BLDGS RESTAURANT

APPLICANT FCI CONSTRUCTORS INC.
 ADDRESS P.O. Box 1767, G.J. CO
 TELEPHONE 434-9093

DESCRIPTION OF WORK & INTENDED USE: NEW BOOTH
TABLES, CHAIRS, CARPET, PAINT, Demo of
FIREPLACE, REPLACE LIGHT FIXTURES

✓ 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

LANDSCAPING/SCREENING REQUIRED: YES — NO —

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

PARKING REQUIREMENT: no change

MAXIMUM HEIGHT —

SPECIAL CONDITIONS: no change in use or
employees (all interior)

MAXIMUM COVERAGE OF LOT BY STRUCTURES —

CENSUS TRACT 0 TRAFFIC ZONE 31 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 [Signature]

Date 3-30-99

Department Approval [Signature]

Date 3-30-99

EXISTING acct 6991-4347

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>✓</u>	W/O No. <u>—</u>
Utility Accounting <u>[Signature]</u>			Date <u>3/30/99</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)