

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

BLDG PERMIT NO. <u>69979</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 2560 NORTH AVE

TAX SCHEDULE NO. 2945-124-00-024

SUBDIVISION —

SQ. FT. OF PROPOSED BLDG(S)/ADDITION —

FILING — BLK — LOT —

SQ. FT. OF EXISTING BLDG(S) —

Casadi Italia Restaurant
 OWNER JOSE GARCIA

NO. OF DWELLING UNITS: BEFORE — AFTER —
 CONSTRUCTION

ADDRESS 800 N. WENATCHEE AVE. U.A.

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

TELEPHONE 509-664-7018

USE OF ALL EXISTING BLDGS RESTAURANT

APPLICANT LEITER CONSTR, INC

DESCRIPTION OF WORK & INTENDED USE: —

ADDRESS 355 25 1/4 Rd

ADD WINDOWS AND W/ADDITIONAL UTILS

TELEPHONE 242-3571

✓ **Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.**

* THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF *

ONE 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: enclosing entries,
no additional seating

MAXIMUM COVERAGE OF LOT BY STRUCTURES —

CENSUS TRACT 6 TRAFFIC ZONE 37 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 Keith Leiter, Pres

Date 5/4/99

Department Approval Donnie Edwards

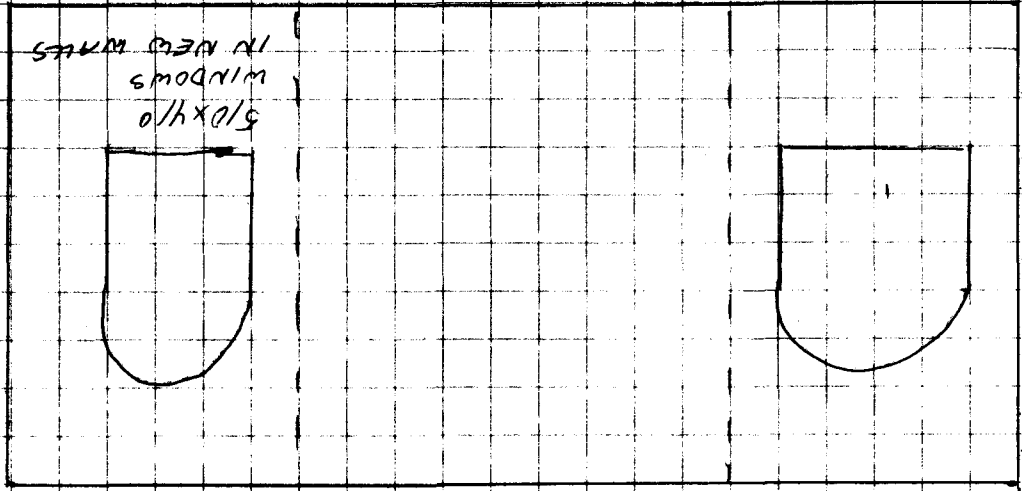
Date 5/4/99

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No. <u>—</u>
Utility Accounting	<u>[Signature]</u>		Date <u>5/5/99</u>

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

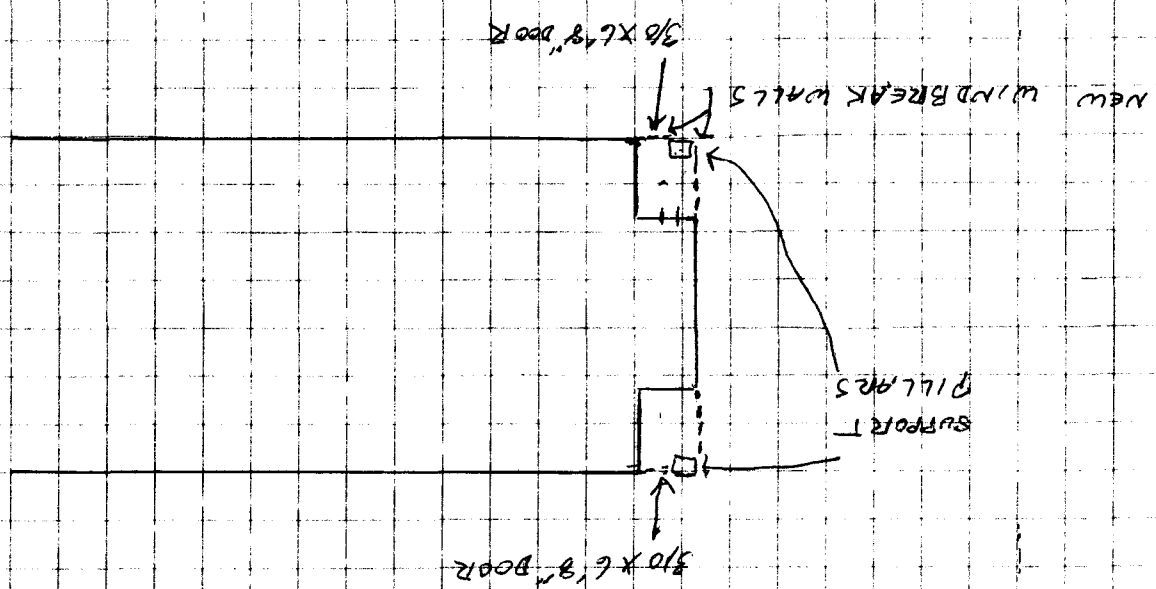
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

FRONT OF BLDG
ON NORTH AVE



ACCEPTED
 ANY CHANGE OR SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPT. THE APPLICANT'S
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.

Conroy
 5/14/99



June 21, 1999

#69979

Mr. Bob Lee
Mesa County Building Dept.
PO Box 20000
Grand Junction, CO 81502

Dear Mr. Lee:

Based on the information submitted to this office, Tequila's Restaurant, located at 2560 North Avenue, will not be required to install a grease interceptor.

If additional information is needed, please contact me at 244-1489.

Sincerely,

Daniel Tonello
Pretreatment Coordinator

cc: Trent Prall, Utility Engineer, City of Grand Junction
Senta Costello, Community Development