

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

BLDG PERMIT NO. <u>68532</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 1111 NORTH AVE
 SUBDIVISION City of Grand Jct
 FILING — BLK 1 LOT 192
 OWNER ZANCANELLI MGMT. CORP
 ADDRESS 1111 NORTH AVE
 TELEPHONE 970-244-8314
 APPLICANT JACKSON-ROSE CO
 ADDRESS 865 HALL AVE
 TELEPHONE 970-263-0231

TAX SCHEDULE NO. 2945-141-06-001
 SQ. FT. OF PROPOSED BLDG(S)/ADDITION 0
 SQ. FT OF EXISTING BLDG(S) 2716
 NO. OF DWELLING UNITS: BEFORE 0 AFTER 0
 CONSTRUCTION
 NO. OF BLDGS ON PARCEL: BEFORE 1 AFTER 1
 CONSTRUCTION
 USE OF ALL EXISTING BLDGS RESTAURANT
 DESCRIPTION OF WORK & INTENDED USE: INTERIOR REMODEL

✓ 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: — from Property Line (PL) or — from center of ROW, whichever is greater
 SIDE: — from PL REAR: — from PL
 MAXIMUM HEIGHT —
 MAXIMUM COVERAGE OF LOT BY STRUCTURES —

LANDSCAPING/SCREENING REQUIRED: YES — NO —
 PARKING REQUIREMENT: —
 SPECIAL CONDITIONS: Interior Rem.
NCIU.
 CENSUS TRACT 2 TRAFFIC ZONE 300 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]
 Department Approval [Signature]

Date 3/16/99
 Date 3-16-99

Additional water and/or sewer tap fee(s) are required: YES <u>—</u> NO <u>✓</u>	W/O No. <u>403974171</u>
Utility Accounting <u>[Signature]</u>	Date <u>FR-89005</u> <u>3-16-99</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)

March 16, 1999

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

Dear Mr. Lee:

Based on the information submitted to this office, Kentucky Fried Chicken located at 1111 North Avenue, will not be required to install additional pretreatment equipment.

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

Sincerely,

Daniel Tonello
Industrial Pretreatment Program

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