

Planning \$ <u>0</u>	Drainage \$ <u>0</u>
TCP \$ <u>0</u>	School Impact \$ <u>0</u>

BLDG PERMIT NO. <u>78078</u>
FILE # <u>SPR-2000-181</u>

PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)

Grand Junction Community Development Department

584-244280

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 588 24 1/2 ROAD / 2450 INDUSTRIAL AVE

SUBDIVISION DURHAM CENTAGE

FILING - BLK 1 LOT 3-8

OWNER BUT PROPERTIES

ADDRESS 2456 INDUSTRIAL BLVD #206

TELEPHONE 970.243.1188

APPLICANT SPRINGER REST. CORP

ADDRESS 6820 LB+ FREEWAY / DALLAS 75286

TELEPHONE 972.770.5860

TAX SCHEDULE NO. 2945-091-03-003,004,019

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

SQ. FT. OF EXISTING BLDG(S) -

NO. OF DWELLING UNITS: BEFORE 5 AFTER 1

CONSTRUCTION

NO. OF BLDGS ON PARCEL: BEFORE - AFTER -

CONSTRUCTION

USE OF ALL EXISTING BLDGS RETAIL/OFFICE

DESCRIPTION OF WORK & INTENDED USE: FOUNDATION PERMIT ONLY (Chili's Restaurant)

✓ 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: 15 from Property Line (PL) or from center of ROW, whichever is greater

SIDE: 0 from PL REAR: 10 from PL

MAXIMUM HEIGHT 40

MAXIMUM COVERAGE OF LOT BY STRUCTURES 100%

LANDSCAPING/SCREENING REQUIRED: YES - NO X

PARKING REQUIREMENT: N/A

SPECIAL CONDITIONS: FOUNDATION ONLY

CENSUS TRACT 9 TRAFFIC ZONE 97 ANNEX 207

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 11/12/00

Department Approval [Signature] Date 11/12/00

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>13547</u>
Utility Accounting	<u>[Signature]</u>		Date <u>11/13/00</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)