

Planning \$ <u>5<sup>00</sup></u>	Drainage \$ <u>—</u>
TCP \$ <u>—</u>	School Impact \$ <u>—</u>

BLDG PERMIT NO. <u>77406</u>
FILE #

**PLANNING CLEARANCE**  
(multifamily and non-residential remodels and change of use)  
**Grand Junction Community Development Department**

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 588 24 1/2 Road  
2450 Industrial Blvd.

SUBDIVISION Durham Center

FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT 3-8

OWNER B.S.T. Properties

ADDRESS 2450 Industrial Blvd. #200

TELEPHONE 970 243-1188

APPLICANT Brunker Restaurant Corp

ADDRESS 6800 LBJ Freeway  
Dallas, TX 75240

TELEPHONE 972/770 5860

TAX SCHEDULE NO. 2945-091-03-003, 019  
007

CURRENT FAIR MARKET VALUE OF STRUCTURE \$ \_\_\_\_\_

ESTIMATED REMODELING COST \$ \_\_\_\_\_

NO. OF DWELLING UNITS: BEFORE 5 AFTER 1  
CONSTRUCTION

USE OF ALL EXISTING BLDGS RETAIL/OFFICE

DESCRIPTION OF WORK & INTENDED USE: DEMO ONLY  
REMOVAL OF BUILDINGS AND ASPHALT ONLY  
NO IMPROVEMENTS OR SITE GRADING  
ALLOWED.

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

PARKING REQUIREMENT: N/A

LANDSCAPING/SCREENING REQUIRED: YES \_\_\_\_\_ NO X

SPECIAL CONDITIONS: DEMO ONLY -

CENSUS TRACT 9 TRAFFIC ZONE 97 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.

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 that 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] ARCO BLDG. - Date 10/25/00

Department Approval [Signature] Date 10/25/00

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No. _____
Utility Accounting <u>Debi Overholt</u>			Date <u>10/25/00</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)