

Comm. Rem.

Planning \$ $\emptyset$	Drainage \$ $\emptyset$
TCP \$ 672.50	School Impact \$ $\emptyset$

BLDG PERMIT NO. 74095
FILE # COU-2000-04.03

### PLANNING CLEARANCE

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

**Grand Junction Community Development Department**

7162-736

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 115 W. Grand Ave (Units A+B) SCHEDULE NO. 2945-15A-01-013

SUBDIVISION Wilson's Subdivision SQ. FT. OF PROPOSED BLDG(S)/ADDITION N/A

FILING \_\_\_\_\_ BLK 2 LOT 17-21 SQ. FT. OF EXISTING BLDG(S) Units A+B+C = 4,500  
Cover = 4,130

OWNER Gay Johnson's, Inc. NO. OF DWELLING UNITS: BEFORE \_\_\_\_\_ AFTER \_\_\_\_\_  
CONSTRUCTION

ADDRESS P.O. Box 1829, G.J. NO. OF BLDGS ON PARCEL: BEFORE 2 AFTER 2  
CONSTRUCTION

TELEPHONE (970) 245-7992 USE OF ALL EXISTING BLDGS Units A,B & C - restaurant  
Cover - convenience  
store/gas station

APPLICANT J&L Development (Jim Cagle) DESCRIPTION OF WORK & INTENDED USE: \_\_\_\_\_

ADDRESS 2764 Compson Dr., Bld. 2, Rm 239 Remodel of existing interior

TELEPHONE (970) 245-2206 space in to a diner.

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-2

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

SETBACKS: FRONT: \_\_\_\_\_ from Property Line (PL) or 45' from center of ROW, whichever is greater  
SIDE: 0' from PL REAR: 0' from PL

PARKING REQUIREMENT: Yes

MAXIMUM HEIGHT 40'

SPECIAL CONDITIONS: Per Approved Site Plan

MAXIMUM COVERAGE OF LOT BY STRUCTURES \_\_\_\_\_

CENSUS TRACT 3 TRAFFIC ZONE 43 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 Jim Cagle, Jr.

Date 2/25/00

Department Approval Patricia Smith

Date 3-29-00

ditional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>12989</u>
Utility Accounting	<u>CMC</u>		Date <u>3/31/00</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)