

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

BLDG PERMIT NO. <u>75850</u>
FILE #

*parking
landscaping
site plan*

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

2415
ex

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 603 Hwy 50
 SUBDIVISION Fairley Addition
 FILING — BLK 5 LOT 1
 OWNER Beatrice Walden
 ADDRESS 603 Hwy 50
 TELEPHONE 970-255-9753
 APPLICANT Norma Star Kweather
 ADDRESS 268 1/2 28 1/2 Rd
 TELEPHONE 970-255-9753
242-7943

TAX SCHEDULE NO. 2945-262-05-001
 CURRENT FAIR MARKET VALUE OF STRUCTURE \$ 25,480
 ESTIMATED REMODELING COST \$ 10,000.00
 NO. OF DWELLING UNITS: BEFORE — AFTER —
 CONSTRUCTION
 USE OF ALL EXISTING BLDGS restaurant/bar
 DESCRIPTION OF WORK & INTENDED USE:
interior upgrade -
becoming restaurant
only - no liquor

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

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

final C.O. after parking lot stripping

ZONE C-1 SPECIAL CONDITIONS: 1134 sq ft of dining room
 PARKING REQUIREMENT: 25 ← 15 = 76 occupancy - 3 sp = 25
 LANDSCAPING/SCREENING REQUIRED: YES NO CENSUS TRACT 13 TRAFFIC ZONE 87 ANNEX —
EXISTING

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]* Date 7/6/00
 Department Approval *[Signature]* (C.G.) Date 7/6/00

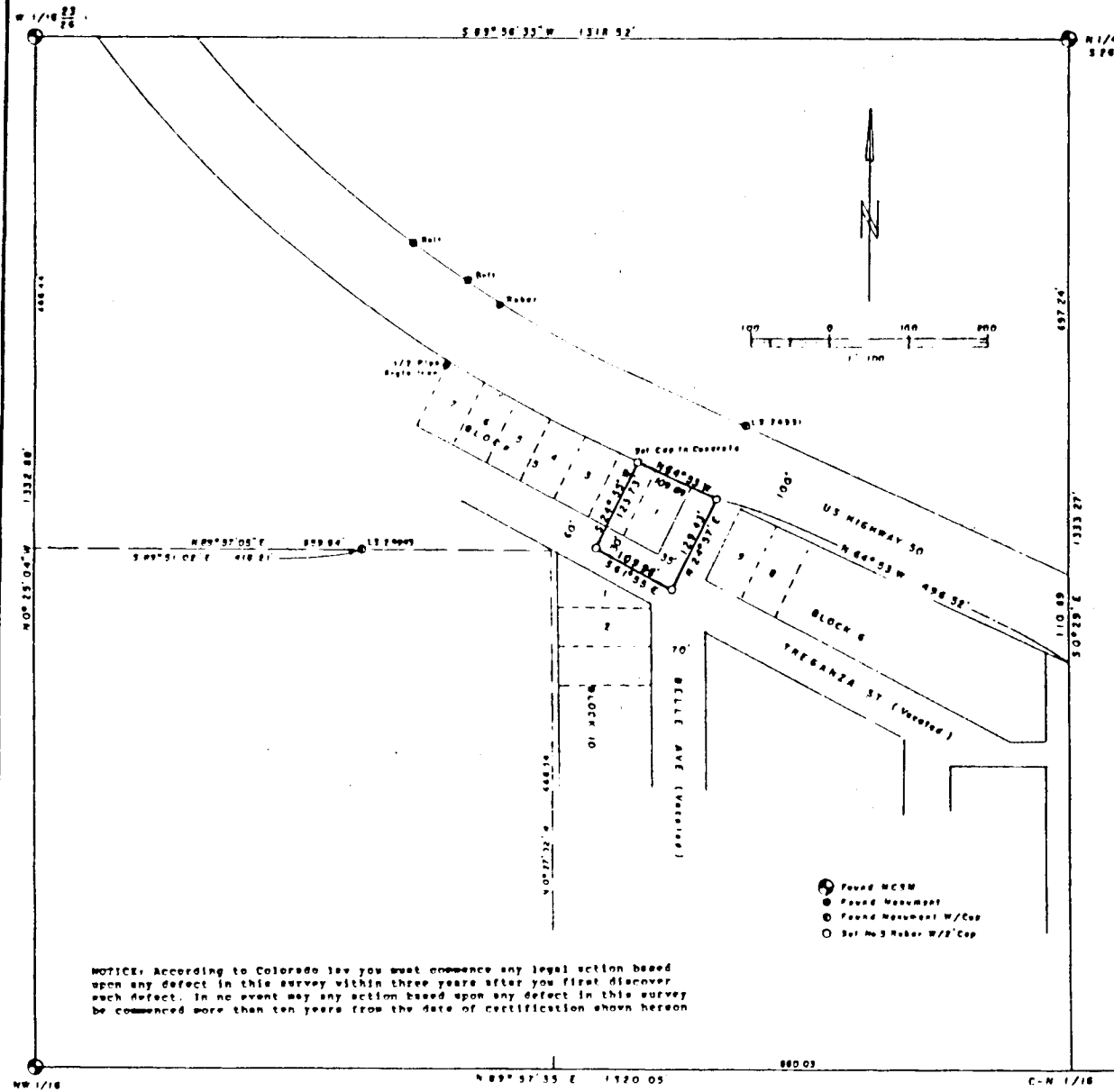
Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No. <u>—</u>
Utility Accounting <u><i>[Signature]</i></u>			Date <u>7/6/00</u>

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)

SURVEY IN FAIRLEY ADDITION

NE 1/4 NW 1/4 SECTION 26, T.1S., R.1W. UM



DEED DESCRIPTION BOOK 1648 PAGE 798

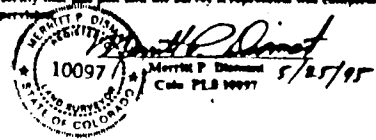
EN of Lot 2 and all of Lot 1 in Block 5 of Fairley's Addition and also all that portion of vacated Treganza Street, more particularly described as follows, to wit: Beginning at the SE corner of Lot 1, Block 5 of Fairley's Addition, thence NWly along the 5th line of said Lot 1 and the EN of Lot 2, 75 feet more or less, to the SW corner of the EN of said Lot 2, thence SWly along the NWly extension of the Wly boundary of the EN of said Lot 2, 20 feet, more or less, to the center line of vacated Treganza Street, thence SEly along said centerline to the point of its intersection with a line drawn SW from the SE corner of Lot 1 of Block 5 of said Fairley's Addition to the NE corner of Lot 1, Block 10 of said Fairley's Addition, thence Nly along said line 30 feet, more or less, to the SE corner of said Lot 1, Block 5 to the point of beginning, and also that portion of Belle Avenue vacated, being more particularly described as follows: Beginning at a point 36 feet E 61°25' E of the SE corner of Lot 1, Block 5 of said Addition, thence NEly 79.4 feet, more or less, to a point 20 feet E 64°33' E of the NE corner of Lot 1, Block 5, of the said Addition; thence N 60°02' W 34 feet to the NE corner of Lot 1 of Block 5 of said Addition; thence Sly to the center of vacated Treganza Street on a line drawn SW from the SE corner of Lot 1 of Block 5 of said Addition to the NE corner of Lot 1, Block 10 of said Addition; thence SEly along the center of vacated Treganza Street to the point of intersection with the center line of Belle Avenue, thence Nly to the point of beginning.

SURVEYORS NOTE AND BASIS OF BEARING:

The plat for the Fairley Addition contains many angles and distances. This survey used existing fences and possession lines to aid in determining the correct of the original surveyor. The basis of bearing is a mean value considering the stated bearing of Highway 50 and the bearing of Treganza Street to be held and applied out to the boundary lines of the NE1/4NW1/4 of Section 26.

SURVEYORS CERTIFICATE

I hereby certify that this plat and the survey it represents was completed under the strict supervision of the undersigned.



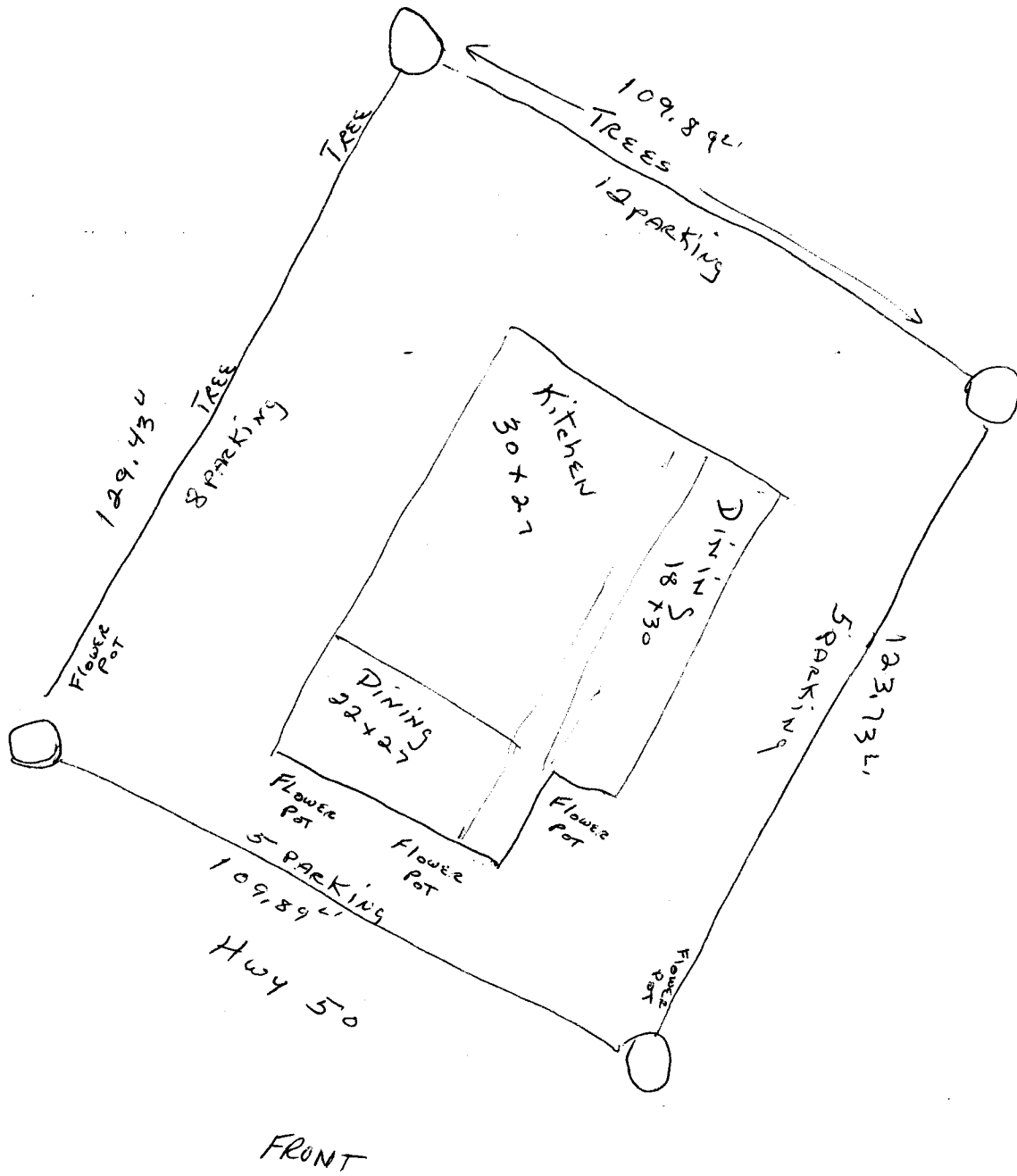
LAND SURVEY DEPOSIT

Neas County Surveyors Office
Date 5-25-95 Book 1 Page 24
Reception Number 1242-96

NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of certification shown hereon.

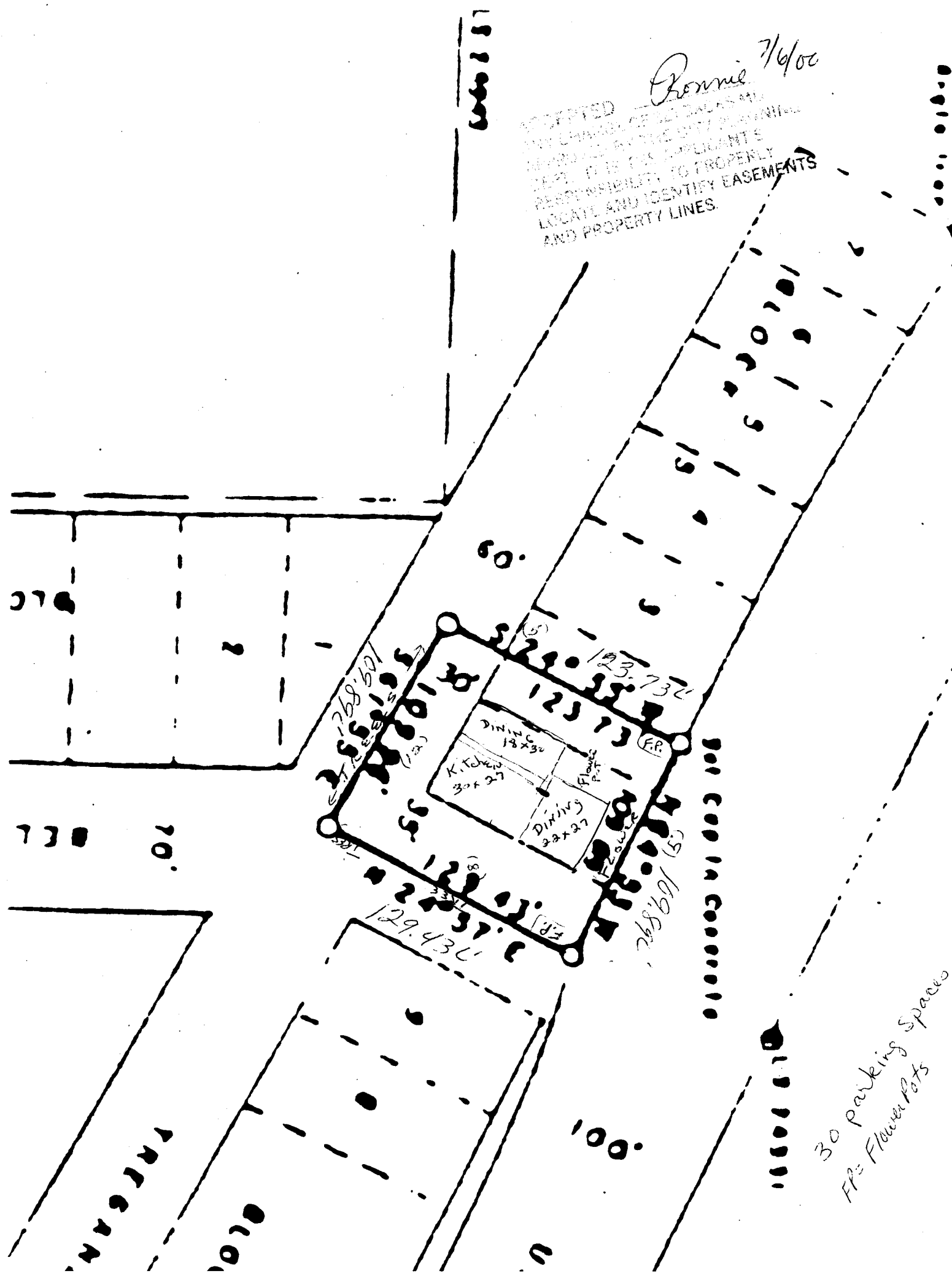
**Survey For
WILLIAM WALDEN
LOT 1 & E 1/2 LOT 2
BLOCK 5
FAIRLEY ADDITION**

ACCEPTED *Bonnie* 7/6/00
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPT. IT IS THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.



ACCEPTED
THE LAYOUT OF THE LOTS AND
APPROVAL BY THE CITY PLANNING
DEPT. FOR THE APPLICANTS
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

Ronnie 7/6/00



30 Parking Spaces
FR = Flower Pots

From: Dan Tonello
To: Costello, Senta; Lee, Bob; Prall, Trenton
Date: Wednesday, July 05, 2000 1:06PM
Subject: Sunshine Cafe

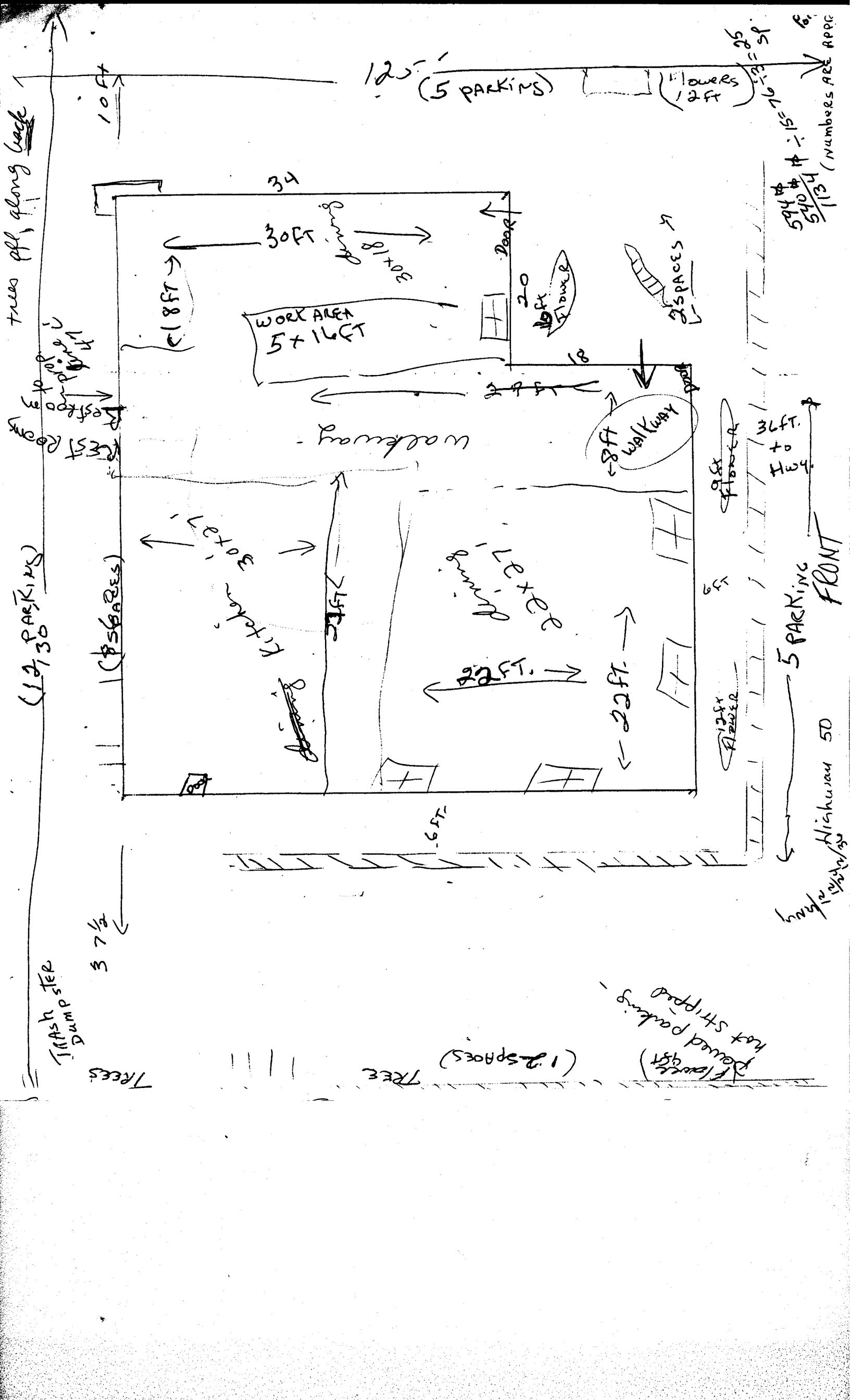
An email sent 7/3/00 required the installation of a 1250 gallon grease interceptor at Sunshine Restaurant, located at 603 Hwy 50. Based on additional information submitted to this office today, the 1250 gallon requirement has been reduced to 1000 gallons.

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

From: Dan Tonello
To: Costello, Senta; Lee, Bob; Prall, Trenton
Date: Monday, July 03, 2000 7:21AM
Subject: PB Sunshine Cafe

Based on the information submitted to this office, Sunshine Cafe to be located at 603 Hwy 50, will be required to install a grease interceptor. The device must have a minimum capacity of 1250 gallons. If additional information is required please contact me at 244-1489.

Scott



125' (5 PARKINGS)

Flowers 12ft
10ft
125' ÷ 15 = 8.33
594 ÷ 540 = 1.1
113 (NUMBERS ARE APPROX)

(12, 30 PARKINGS)

TRASH DUMPSTER

Trees

trees off along back

Rest Room

Rest Room

Rest Room

Rest Room

Rest Room

Rest Room

Rest Room

3 7/2

(8 SPACES)

34

10ft

30ft
18ft
WORK AREA 5 x 16ft
Door
20ft Flower
10ft Flower

24ft
Kitchen 30ft
Living 30ft

Walkway
8ft walkway

22ft
22ft
6ft
Flowers
Flowers

6ft

36ft. to Hwy.

5 PARKING FRONT

Flowers 12ft
10ft

125ft
10ft

125ft
10ft

125ft
10ft

125ft
10ft

125ft
10ft

(12 SPACES)

Flowers 12ft

10ft

125ft

10ft

125ft

10ft

125ft

Highway 50