

Planning \$ <u>5.00</u>	Drainage \$ _____
TCP \$ _____	School Impact \$ _____



BLDG PERMIT NO. <u>74733</u>
FILE # _____

PLANNING CLEARANCE

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

Grand Junction Community Development Department

53031-11835

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 2682 Hwy 50
 SUBDIVISION Grand Junction
 FILING _____ BLK _____ LOT _____

OWNER David Eddy
 ADDRESS 514 29 Road #A
 TELEPHONE 970-256-0774
 APPLICANT same
 ADDRESS _____
 TELEPHONE 970-254-1665

TAX SCHEDULE NO. 2945-261-00-037
 SQ. FT. OF PROPOSED BLDG(S)/ADDITION 120
 SQ. FT. OF EXISTING BLDG(S) 1100

NO. OF DWELLING UNITS: BEFORE _____ AFTER _____
 CONSTRUCTION
 NO. OF BLDGS ON PARCEL: BEFORE 3 AFTER 3
 CONSTRUCTION

USE OF ALL EXISTING BLDGS Restaurant & cooler
 DESCRIPTION OF WORK & INTENDED USE: _____

replace cooler
interior remodel - partition/walls
 Etc

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 H-0
 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 X
 PARKING REQUIREMENT: _____
 SPECIAL CONDITIONS: just changing out the coolers
 CENSUS TRACT 13 TRAFFIC ZONE 80 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.

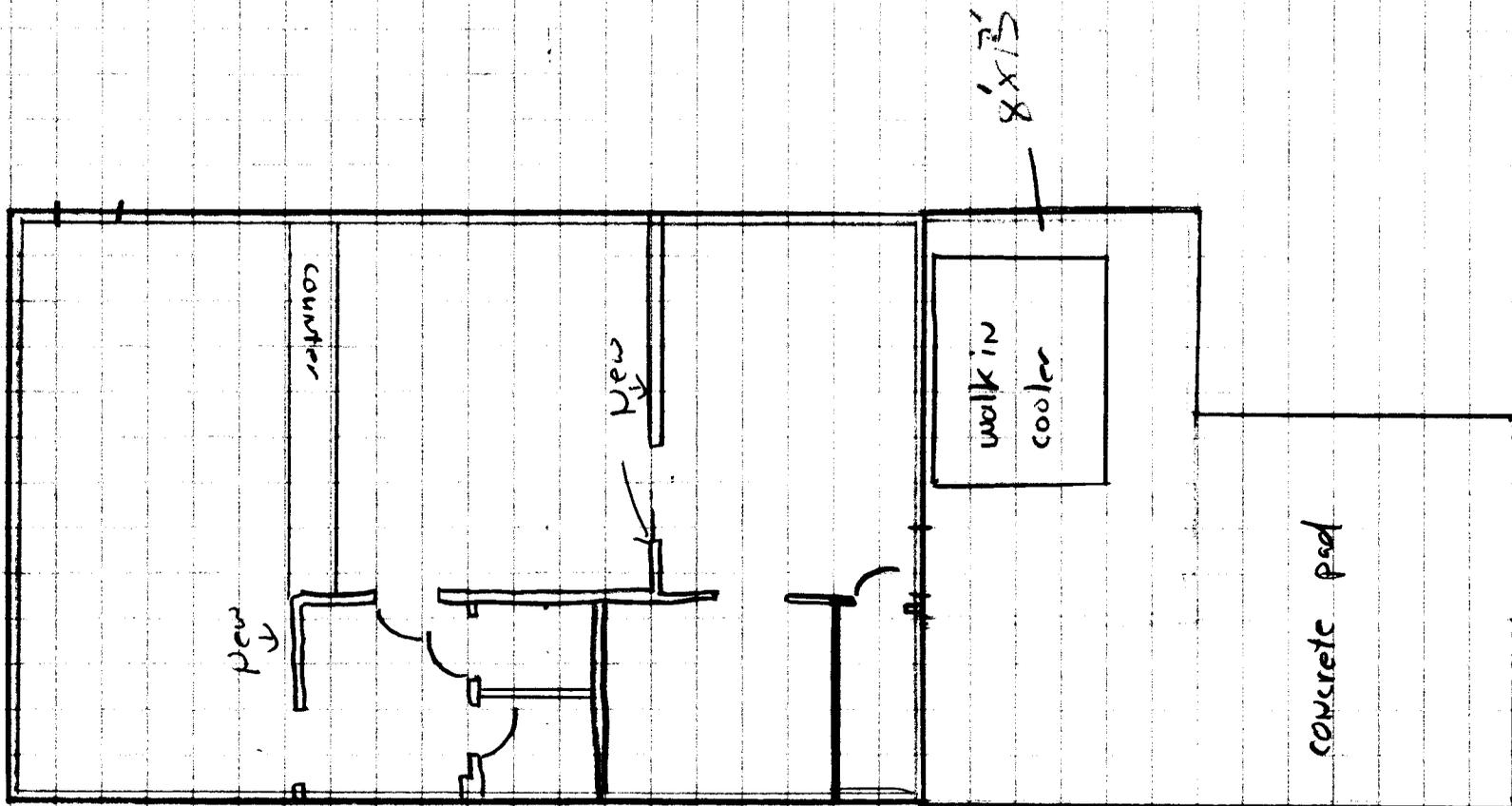
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations, or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant's Signature David Eddy Date 4-12-00
 Department Approval Mike Anderson Date 4/12/00

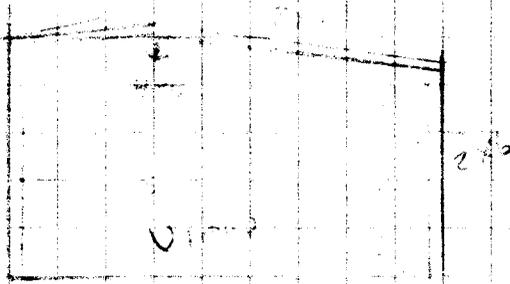
Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No. <u>no charge</u>
Utility Accounting	<u>Attie Kanover</u>		Date <u>4-12-00</u>

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)



2682 Hwy 50



ACCEPTED *M/Slu* 4/12/00

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.