

Planning \$ <u>10<sup>00</sup></u>	Drainage \$ <u>0</u>
TCP \$ <u>0</u>	School Impact \$ <u>0</u>

Comm. Remodel

BLDG PERMIT NO. <u>74439</u>
FILE # <u>CU9-92-009</u>

**PLANNING CLEARANCE**

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

**Grand Junction Community Development Department**

53122-4312

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 2812 NORTH AVE

TAX SCHEDULE NO. 2943-073.00-228

SUBDIVISION \_\_\_\_\_

SQ. FT. OF PROPOSED BLDG(S)/ADDITION \_\_\_\_\_

FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT \_\_\_\_\_

SQ. FT OF EXISTING BLDG(S) 2750

OWNER John Twickree

NO. OF DWELLING UNITS: BEFORE \_\_\_\_\_ AFTER \_\_\_\_\_

ADDRESS \_\_\_\_\_

CONSTRUCTION

TELEPHONE \_\_\_\_\_

USE OF ALL EXISTING BLDGS \_\_\_\_\_

APPLICANT Tree Pee Town, LLC DBA BARRY'S

DESCRIPTION OF WORK & INTENDED USE: INTERIOR REMODEL

ADDRESS 2812 NORTH AVE

ADD 16x21 PATIO (FENCED), MOVE HC

TELEPHONE (970) 263-7140

PARKING

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

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

SETBACKS: FRONT: NO CHANGE from Property Line (PL) or \_\_\_\_\_ from center of ROW, whichever is greater  
SIDE: \_\_\_\_\_ from PL REAR: \_\_\_\_\_ from PL

PARKING REQUIREMENT: \_\_\_\_\_

MAXIMUM HEIGHT NO CHANGE

SPECIAL CONDITIONS: FOR APPROVED

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

SITE PLAN

CENSUS TRACT \_\_\_\_\_ TRAFFIC ZONE \_\_\_\_\_ 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 [Signature]

Date 3.27.2008

Department Approval [Signature]

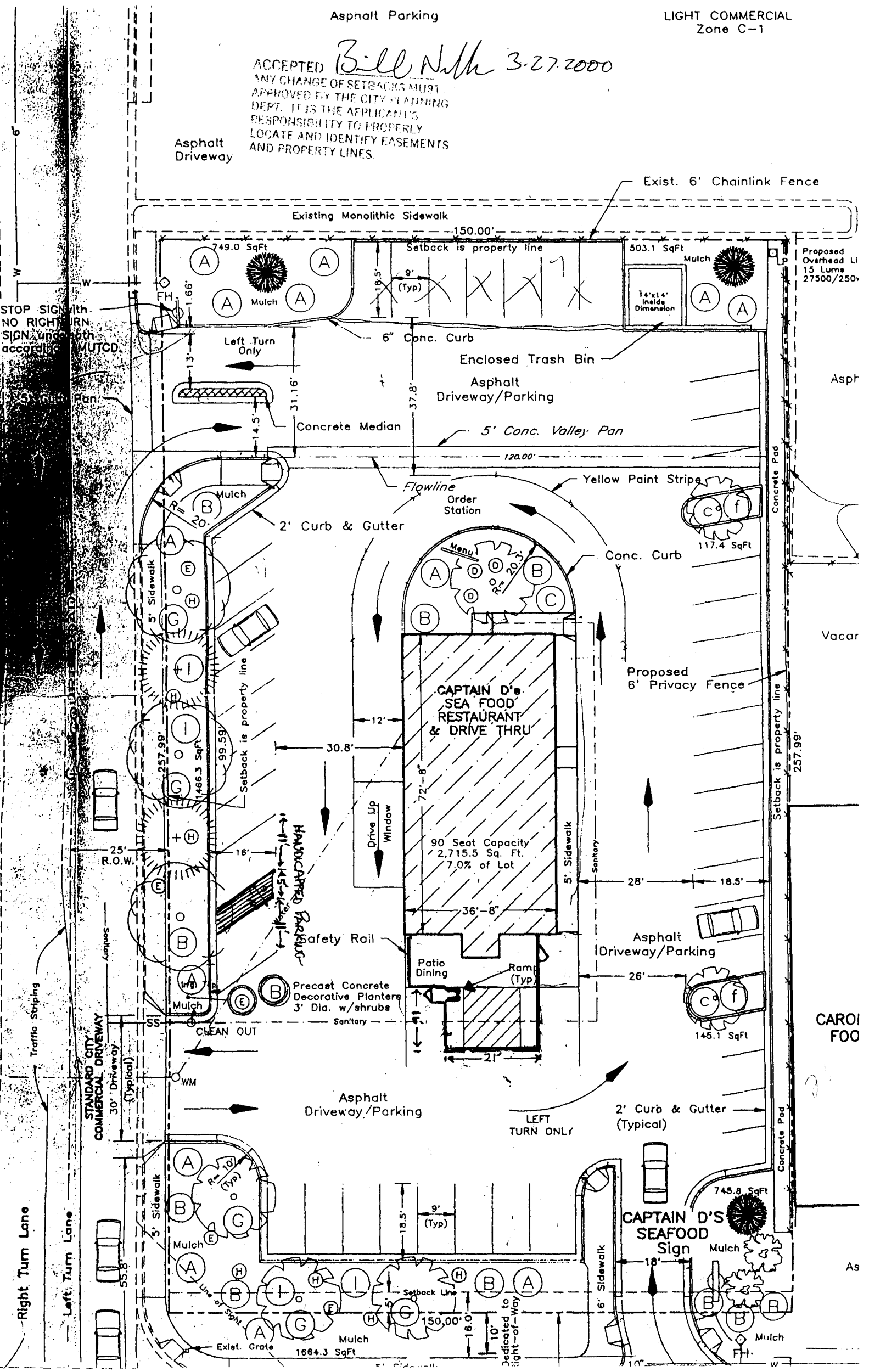
Date 3.27.2008

Additional water and/or sewer tap fee(s) are required:	YES	<input checked="" type="checkbox"/> NO	W/O No. <u>NO CHG IN USE (REAR)</u>
Utility Accounting <u>[Signature]</u>			Date <u>3/27/08</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)

ACCEPTED *Bill Nuth 3-27-2000*  
ANY CHANGE OF SETBACKS MUST  
APPROVED BY THE CITY PLANNING  
DEPT. IT IS THE APPLICANT'S  
RESPONSIBILITY TO PROPERLY  
LOCATE AND IDENTIFY EASEMENTS  
AND PROPERTY LINES.



STOP SIGN with  
NO RIGHT TURN  
SIGN, and both  
according to MUTCD.

Right Turn Lane  
Left Turn Lane

STANDARD CITY  
COMMERCIAL DRIVEWAY  
30' Driveway  
(Typical)

Exist. Grate  
1664.3 SqFt

749.0 SqFt

503.1 SqFt

Proposed  
Overhead Li  
15 Luma  
27500/250

257.99'

1466.3 SqFt

745.8 SqFt

Existing Monolithic Sidewalk

150.00'

Setback is property line

9' (Typ)

6" Conc. Curb

Enclosed Trash Bin

Asphalt  
Driveway/Parking

5' Conc. Valley Pan

120.00'

Flowline

Order Station

Menu

90 Seat Capacity  
2,715.5 Sq. Ft.  
7.0% of Lot

CAPTAIN D'S  
SEA FOOD  
RESTAURANT  
& DRIVE THRU

Drive Up Window

72'-8"

30.8'

12'

36'-8"

Patio Dining

Ramp (Typ)

21'

Sanitary

Sanitary

Sanitary

Asphalt  
Driveway/Parking

LEFT  
TURN ONLY

2' Curb & Gutter  
(Typical)

16' Sidewalk

150.00'

Setback Line

10'

Dedicated to  
Right-of-Way

Exist. 6' Chainlink Fence

14'x14'  
Inside  
Dimension

6" Conc. Curb

Enclosed Trash Bin

Asphalt  
Driveway/Parking

5' Conc. Valley Pan

120.00'

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Mulch

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Mulch

Asph

Vacar

CAROL  
FOO

As