

| | |
|----------------------|---------------------------|
| Planning \$ <u>Ø</u> | Drainage \$ <u>Ø</u> |
| TCP \$ <u>Ø</u> | School Impact \$ <u>Ø</u> |

| |
|------------------------------|
| BLDG PERMIT NO. <u>78338</u> |
| FILE # <u>CUP-2000-217</u> |

PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)
Grand Junction Community Development Department

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 2650 NORTH AVE SUITES # 108,109,110 TAX SCHEDULE NO. 2945-124-00-022

SUBDIVISION REDCLIFF POINTE SHOPPING CNTR SQ. FT. OF PROPOSED BLDG(S)/ADDITION 5837

FILING _____ BLK 2 LOT 8 SQ. FT OF EXISTING BLDG(S) 5837

OWNER VALLEY PLAZA CORP. NO. OF DWELLING UNITS: BEFORE 3 AFTER 3 CONSTRUCTION

ADDRESS POBOX 240186 ORCHARDLAKE, MI 48324 NO. OF BLDGS ON PARCEL: BEFORE 2 AFTER 2 CONSTRUCTION

TELEPHONE 970-248-8000 USE OF ALL EXISTING BLDGS STOER FRONTS / RETAIL

APPLICANT ADELLE B. LLOYD DESCRIPTION OF WORK & INTENDED USE: REMODEL

ADDRESS 2054 S. BROADWAY GJ, CO. EXISTING BUILDING WITH NEW RESTAURANT

TELEPHONE 970-243-3687 AND A SPORTS BAR.

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 X

SETBACKS: FRONT: 15 from Property Line (PL) or from center of ROW, whichever is greater
 SIDE: 0/10 from PL REAR: 10 from PL PARKING REQUIREMENT: 92 SPACES

MAXIMUM HEIGHT 40 SPECIAL CONDITIONS: HOURS OF OPERATION
S-TU 11am-12am / F-SAT 11am-2am

MAXIMUM COVERAGE OF LOT BY STRUCTURES _____ CENSUS TRACT Ø TRAFFIC ZONE 31 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 Adelle Benedict Lloyd Date 10-19-00

Department Approval [Signature] Date 12/13/00

| | | | |
|--|---|-----------------------------|----------------------|
| Additional water and/or sewer tap fee(s) are required: | YES <input checked="" type="checkbox"/> | NO <input type="checkbox"/> | W/O No. <u>13599</u> |
| Utility Accounting | <u>[Signature]</u> | | Date <u>12/19/00</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)