

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

AC

DG PERMIT NO. <u>82399</u>
FILE # <u>SPR-2001-237</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 2480 US Hwy 6 & 50

TAX SCHEDULE NO. 2945-091-00-165

SUBDIVISION Grand Mesa Center

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 6,297 sf

FILING _____ BLK _____ LOT 5

SQ. FT OF EXISTING BLDG(S) 0

OWNER AIG Baker Grand Junction

NO. OF DWELLING UNITS: BEFORE _____ AFTER _____
CONSTRUCTION

ADDRESS 1701 Lee Branch Lane
Birmingham, AL 35242

NO. OF BLDGS ON PARCEL: BEFORE 0 AFTER 1
CONSTRUCTION

TELEPHONE 205/969-1000

USE OF ALL EXISTING-BLDGS _____

APPLICANT Galloway, Romero & Associates
5350 DTC Parkway

DESCRIPTION OF WORK & INTENDED USE: _____

ADDRESS Greenwood Village, CO 80111

Construct 6,297 sf restaurant as soon as
permitting allows.

TELEPHONE 303/770-8884 - Peggy Friesen

✓ 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: 15 from Property Line (PL) or
_____ from center of ROW, whichever is greater
SIDE: 0 from PL REAR: 10 from PL

PARKING REQUIREMENT: YES

MAXIMUM HEIGHT 40

SPECIAL CONDITIONS: PER APPROVED SITE
PLAN

MAXIMUM COVERAGE OF LOT BY STRUCTURES N/A

CENSUS TRACT 9 TRAFFIC ZONE 97 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 Peggy Friesen

Date 11/15/01

Department Approval Bill Nuth

Date 12-31-01

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>101400</u>
Utility Accounting <u>Kate Elsbury</u>	Date <u>12/31/01</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) (Gold: Utility Accounting)