

Planning \$ $\emptyset$	Drainar $\emptyset$
TCP \$ 1857.00	School Impact \$ $\emptyset$

BUILDING PERMIT NO. 20909
FILE # MSP 2001-089

### PLANNING CLEARANCE

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

Grand Junction Community Development Department

47657-414  
Bourban St

11-1-01  
Chg EQU  
to 19.32

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 525 North Ave  
 SUBDIVISION Grand Junction, Sec 14 1S 1W  
 FILING \_\_\_\_\_ BLK 7 LOTS 1-8  
 OWNER Ron & Larry Nunnery  
 ADDRESS 782 Heritage Way  
 TELEPHONE 970-256-9981  
 APPLICANT Ron & Larry Nunnery  
 ADDRESS 782 Heritage Way  
 TELEPHONE 970-256-9981

TAX SCHEDULE NO. 2945-142-05-019  
 SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1485  
 SQ. FT. OF EXISTING BLDG(S) 3424  
 NO. OF DWELLING UNITS: BEFORE 1 AFTER 1  
 CONSTRUCTION  
 NO. OF BLDGS ON PARCEL: BEFORE 1 AFTER 1  
 CONSTRUCTION  
 USE OF ALL EXISTING BLDGS Restaurant & Tavern  
 DESCRIPTION OF WORK & INTENDED USE: Enclose  
Patio & add Storage Area

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  
 SETBACKS: FRONT: 15' from Property Line (PL) or  
 from center of ROW, whichever is greater  
 SIDE: 0' from PL REAR: 10' from PL  
 MAXIMUM HEIGHT 40'  
 MAXIMUM COVERAGE OF LOT BY STRUCTURES 1. FAR

LANDSCAPING/SCREENING REQUIRED: YES \_\_\_\_\_ NO X  
 PARKING REQUIREMENT: n/a  
 SPECIAL CONDITIONS: as per approved site plan  
 CENSUS TRACT 2 TRAFFIC ZONE 35 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 Ron Nunnery Date 4-25-01  
 Department Approval Pat Pat - Bonnie Edwards Date 4-25-01

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/>	W/O No. <u>Setting from inside</u>
Utility Accounting <u>Marshall Cole</u>	Date <u>7/27/01</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) (Goldenrod: Utility Accounting)

ORIGINAL in file - RSE