

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

②

BLDG PERMIT NO. <u>80784</u>
FILE # <u>MSP-2001-104</u>

PLANNING CLEARANCE
(multifamily and non-residential remodels and change of use)
Grand Junction Community Development Department

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 1910 NORTH AVE TAX SCHEDULE NO. 2945-124-25-012
SUBDIVISION ARCADIA VILLAGE CURRENT FAIR MARKET VALUE OF STRUCTURE \$ 327,182⁰⁰
FILING _____ BLK 6 LOT 18419 ESTIMATED REMODELING COST \$ 76,300.00
OWNER FAMILY RESTAURANTS, INC. NO. OF DWELLING UNITS: BEFORE _____ AFTER _____
CONSTRUCTION _____
ADDRESS 2706 W. COLFAX AVE. DENVER, COLORADO 80204 USE OF ALL EXISTING BLDGS RESTAURANT
TELEPHONE 303.534.3773 DESCRIPTION OF WORK & INTENDED USE: _____
APPLICANT TIM KEYES, VICE PRES RESTAURANTS, INC. FOR: OWNER REMODEL AND MINOR ALTERATION
ADDRESS 400 W. 48TH AVE. DENVER, CO. 80216 RESTAURANT
TELEPHONE 303 672 2247

✓ 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 SPECIAL CONDITIONS: Landscaping as per approved plan.
PARKING REQUIREMENT: n/a
LANDSCAPING/SCREENING REQUIRED: YES NO _____ 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.

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 that 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] (SEE ATTACHED "AGENT AUTHORIZATION Form" Date 5.02.01
Department Approval [Signature] Date 5-18-01

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>[Signature]</u>
Utility Accounting <u>[Signature]</u>			Date <u>5/29/01</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)