

Planning \$	10.00	Drainage \$	Ø
TCP \$	Ø	School Impact \$	Ø

BLDG PERMIT NO.	79050
FILE #	SPR-2000-040

### PLANNING CLEARANCE

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

Premise # 4267

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 2886 North Ave

TAX SCHEDULE NO. 2943-074-00-095

SUBDIVISION -

CURRENT FAIR MARKET VALUE OF STRUCTURE \$ 124,910.4

FILING - BLK - LOT -

ESTIMATED REMODELING COST \$ 10,000 approx.

OWNER Susanna Connolly (of uson)

NO. OF DWELLING UNITS: BEFORE - AFTER -  
 CONSTRUCTION 1 structure

ADDRESS 3134 Brownie Circle #45

USE OF ALL EXISTING BLDGS rest, then car sales,

TELEPHONE 523-9376 (m) 261-1499

DESCRIPTION OF WORK & INTENDED USE then rest.

APPLICANT same

ADDRESS same

change back to restaurant

TELEPHONE same

72 seats maximum

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: grease interceptor

PARKING REQUIREMENT: 24 spaces

req'd - 1000gal. min. capacity

LANDSCAPING/SCREENING REQUIRED: YES - NO X

CENSUS TRACT 6 TRAFFIC ZONE 30 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 Susanna Connolly

Date 3-13-01

Department Approval Pat P.L.

Date 3-14-01

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>00 w/o 13814</u>
Utility Accounting			Date <u>3/14/01</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)

Kenneth Shackles (owner)

**From:** Scott Williams  
**To:** Bob Lee; Senta Costello; Trenton Prall  
**Date:** Wednesday, March 14, 2001 8:06AM  
**Subject:** Grease Interceptor Requirement - New Restaurant at 2886 North Ave

3-14-01

Based on information submitted to this office, a new restaurant, planned to be located in an existing building at 2886 North Ave, will be required to install a two compartment grease interceptor having a minimum capacity of 1000 gallons. The restaurant is un-named at present. Business owners are Dennis & Susan Connolly.

*P.C.  
Issued  
3-14-01  
CJS*