

Planning \$ <u>Pd.</u>	Drainage \$ <u>    </u>
TCP \$ <u>to be collected later</u>	School Impact \$ <u>    </u>

BLDG PERMIT NO. <u>81856</u>
FILE # <u>CUP-2001-073</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 2842 North Ave.  
 SUBDIVISION Eastgate Shopping Center  
 FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT \_\_\_\_\_

TAX SCHEDULE NO. 2943-073-17-002  
 SQ. FT. OF PROPOSED BLDG(S)/ADDITION 3,050  
 SQ. FT. OF EXISTING BLDG(S) 0

OWNER Mesa Eastgate L.L.C.  
 ADDRESS One Independent Plaza  
Red Bank, NJ 07703  
 TELEPHONE 732-842-0559

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

APPLICANT Scott Mercier  
 ADDRESS 1304 Duray - G.J. 81501  
 TELEPHONE 970-256-1936

USE OF ALL EXISTING BLDGS Foundation Only Permit  
w/ underground plumbing.  
 DESCRIPTION OF WORK & INTENDED USE: Underground Plumbing & Foundation only for  
restaurant.

✓ 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  
per plan  
 MAXIMUM HEIGHT N/A foundation only  
 MAXIMUM COVERAGE OF LOT BY STRUCTURES \_\_\_\_\_

LANDSCAPING/SCREENING REQUIRED: YES  NO   
 PARKING REQUIREMENT: N/A at this time  
 SPECIAL CONDITIONS: DIA Required prior to  
issued Planning Clearance for restaurant.  
 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.

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 Scott Mercier  
 Department Approval Joni V. Bowen

Date 10-22-01  
 Date Oct. 22, 2001

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting <u>Bensley</u>			Date <u>10/22/01</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)