

Planning \$ Paid
TCP \$5,930.00

Post-it® Fax Note	7671	Date	# of pages
To	NLSHA	From	Bob Lee
Co./Dept.	Planning	Co.	
Phone #		Phone #	244-1656
Fax #	256-4031	Fax #	

PERMIT NO.	# SPR. 2002.038
Development Department	84589

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 707 HORIZON DRIVE **RECEIVED** 2002-363-27-007
 SUBDIVISION APPLE BEE'S SUBDIVISION SQ. FT. OF PROPOSED BLDG(S)/ADDITION _____
 FILING 1 BLK 1 LOT 3 JUN 07 2002 SQ. FT. OF EXISTING BLDG(S) - 0 -
 OWNER CHRIS BLACKBURN BUILDING DEPARTMENT BEFORE - 0 - AFTER 0
 ADDRESS 645 GRAND VIEW DR. CONSTRUCTION
 TELEPHONE ~~267-1619~~ 242-4100 NO. OF BLDGS ON PARCEL: BEFORE - 0 - AFTER 1
 APPLICANT CHRIS BLACKBURN USE OF ALL EXISTING BLDGS RESTAURANT
 ADDRESS 645 Grand View Dr. DESCRIPTION OF WORK & INTENDED USE: CONSTRUCT
 TELEPHONE ~~267-1619~~ 267-1619 RESTAURANT & A 500. PARKING & LANDSCAPING

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 AS PER PLAN
 MAXIMUM HEIGHT 40' PARKING REQUIREMENT: Shared parking - per plan
 MAXIMUM COVERAGE OF LOT BY STRUCTURES N/A SPECIAL CONDITIONS: _____
 CENSUS TRACT 10 TRAFFIC ZONE 16 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 [Signature] Date 27 December 01
 Department Approval [Signature] Date May 31, 2002

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	parking/landscaping w/o No. <u>in pay - sewer</u>
Utility Accounting	<u>[Signature]</u>		Date <u>6-7-02</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)