

Planning \$ <u>0</u>	Drainage <u>0</u>
TCP \$ <u>0</u>	School Impact \$ <u>0</u>

PLANNING PERMIT NO. <u>83837</u>
FILE # <u>CUP-2001-241</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 2468 HIGHWAY 6E50 TAX SCHEDULE NO. 2945-091-21-002  
LOT 2 OF GRAND MESA CTR. NOT IN SYSTEM

SUBDIVISION GRAND MESA CENTER SQ. FT. OF PROPOSED BLDG(S)/ADDITION 0

FILING 1 BLK     LOT 2 SQ. FT. OF EXISTING BLDG(S) 0

OWNER AIG BAKER GRAND Junction, LLC NO. OF DWELLING UNITS: BEFORE 0 AFTER 0  
 ADDRESS 1701 Lee Branch Lane CONSTRUCTION

TELEPHONE 205-969-1000 260' NO. OF BLDGS ON PARCEL: BEFORE 0 AFTER 1  
 CONSTRUCTION

APPLICANT SCOTT Mercier USE OF ALL EXISTING BLDGS RESTAURANT 3095 B  
 ADDRESS 1304 Ouray Avenue DESCRIPTION OF WORK & INTENDED USE: W/DZIVE THEM  
 TELEPHONE 256-1936 CONSTRUCT RESTAURANT & PARKING LOT  
Carls' Jr.

✓ 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-2 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 PARKING REQUIREMENT: YES

MAXIMUM HEIGHT 40' SPECIAL CONDITIONS: AS SHOWN ON APPROVED  
SITE PLAN DATED 3-14-02

MAXIMUM COVERAGE OF LOT BY STRUCTURES N/A CENSUS TRACT 9 TRAFFIC ZONE 97 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 Date 10/24/01

Department Approval Bill Nuhn Date 3-29-02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>15142</u>
Utility Accounting	<u>Chandler Cole</u>		Date <u>7/25/02</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)