

Planning \$ <u>Paid</u>	Drainage \$ <u>-</u>
TCP \$ <u>5444.00</u> <u>Waived</u>	School Impact \$ <u>-</u>

BLDG PERMIT NO. <u>82051</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 AVENUE  
 SUBDIVISION EASTGATE SHOPPING CENTER  
 FILING \_\_\_\_\_ BLK 2 LOT \_\_\_\_\_

TAX SCHEDULE NO. 2943-073-17-002

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 3,050

SQ. FT. OF EXISTING BLDG(S) \_\_\_\_\_ \*(NOTE: OLD RESTAURANT DEMOLISHED)

OWNER MESA EASTGATE L.L.C  
ONE INDEPENDENCE PLAZA  
 ADDRESS RED BANK NJ 07701

NO. OF DWELLING UNITS: BEFORE 0 AFTER \_\_\_\_\_

CONSTRUCTION

NO. OF BLDGS ON PARCEL: BEFORE \_\_\_\_\_ AFTER 1

CONSTRUCTION

TELEPHONE 732-842-0559

USE OF ALL EXISTING BLDGS RESTAURANT

APPLICANT SCOTT MERCIER

DESCRIPTION OF WORK & INTENDED USE APR 03 2002

ADDRESS 1304 OURAY - GJ 81501

CONSTRUCT RESTAURANT TB

TELEPHONE 970-256-1936

✓ 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  
per plan

PARKING REQUIREMENT: 27

MAXIMUM HEIGHT 40'

SPECIAL CONDITIONS: 2 compartment grease

interceptor required

MAXIMUM COVERAGE OF LOT BY STRUCTURES \_\_\_\_\_

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 James O'Duffy

Date 3/23/01

Department Approval J. V. Bensen

Date 4/03/02

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO _____	W/O No. <u>14373</u>
Utility Accounting <u>T. Benseley</u>	Date <u>4/3/02</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)