

Planning \$ Pd	Drainage 0
TCP \$ 0	School Impact \$ N/A

JG PERMIT NO. 8510112
FILE # COU-2002-145

PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)

Grand Junction Community Development Department

C-46247-535

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 719 Pitkin Ave

SUBDIVISION City of Grand Junction

FILING _____ BLK 150 LOT 8,9,10

OWNER Hilda Landros

ADDRESS 541 W. Colorado Ave

TELEPHONE 640-0323

APPLICANT Dianna Hallmark

ADDRESS 634 Leah Ct.

TELEPHONE 523-5473 (Mark Shoberg 216-6539)

TAX SCHEDULE NO. 2945-144-43-004

SQ. FT. OF PROPOSED BLDG(S)/ADDITION N/A

SQ. FT. OF EXISTING BLDG(S) ~~55,438~~ 50,000 ^{2/9}

NO. OF DWELLING UNITS: BEFORE 4 AFTER 4

CONSTRUCTION _____

NO. OF BLDGS ON PARCEL: BEFORE *1 AFTER *1

CONSTRUCTION _____

USE OF ALL EXISTING BLDGS 1 kitchen 2 empty spaces

DESCRIPTION OF WORK & INTENDED USE: 1 tenant space (Kids Clothing)

Convert to walk-up 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

MAXIMUM HEIGHT 40'

MAXIMUM COVERAGE OF LOT BY STRUCTURES FAR=1.00

LANDSCAPING/SCREENING REQUIRED: YES X NO _____

PARKING REQUIREMENT: 12 spaces, and

SPECIAL CONDITIONS: 17 striped on site

(per site plan) CDOT access

CENSUS TRACT 8 TRAFFIC ZONE 44 ANNEX _____

Permit req'd.

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 Dianna Hallmark Date 7/2/02

Department Approval Ronnie Edwards, APA Date 7/22/02

Grease Trap required per Parisgo

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No. <u>—</u>
Utility Accounting	<u>[Signature]</u>		Date <u>7/22/02</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning and Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

From: Scott Williams
To: Bob Lee; Trenton Prall; Wendy Spurr
Date: 7/19/02 10:57AM
Subject: RE: Grease Interceptor Requirement at 719 Pitkin Avenue

7/19/02

Based on information previously submitted, a restaurant to be located at 719 Pitkin Avenue, will be required to install a grease interceptor having a minimum capacity of 750 gallons.

Information received to date includes:

1/11/01 - Pretreatment Application submitted for Taqueria Guadalajara restaurant at 719 Pitkin Avenue (Hilda Landeros)

1/25/00 - Pretreatment Application submitted for Guadalajara restaurant at 719 Pitkin Avenue (Hilda Landeros)

AP
7-19-02