

Planning \$ <u>5.00</u>	Drainage \$ <u>Ø</u>
TCP \$ <u>Ø</u>	School Impact \$ <u>Ø</u>

(D)

BLDG PERMIT NO. <u>91998</u>
FILE #

PLANNING CLEARANCE
 (multifamily and non-residential remodels and change of use)
Grand Junction Community Development Department

THIS SECTION TO BE COMPLETED BY APPLICANT \$ 6

BUILDING ADDRESS <u>200 West Grand</u>	TAX SCHEDULE NO. <u>2945-151-00-092</u>
SUBDIVISION <u>Grand Central PLAZA</u>	CURRENT FAIR MARKET VALUE OF STRUCTURE \$ _____
FILING _____ BLK _____ LOT _____	ESTIMATED REMODELING COST \$ <u>1000⁰⁰</u>
OWNER <u>Grand Central PLAZA LLC</u>	NO. OF DWELLING UNITS: BEFORE <u>2</u> AFTER <u>2</u>
ADDRESS <u>800 Bellard</u>	CONSTRUCTION _____
TELEPHONE <u>261-1463 241-5164</u>	USE OF ALL EXISTING BLDGS <u>Retail</u>
APPLICANT <u>Merritt Sibbey</u>	DESCRIPTION OF WORK & INTENDED USE: _____
ADDRESS <u>1420 motor street</u>	<u>Grease Interceptor</u>
TELEPHONE <u>261-1463 241-5164</u>	<u>for Roosters</u>

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 <u>C-1</u>	SPECIAL CONDITIONS: _____
PARKING REQUIREMENT: _____	_____
LANDSCAPING/SCREENING REQUIRED: YES _____ NO _____	CENSUS TRACT _____ TRAFFIC ZONE _____ ANNEX _____

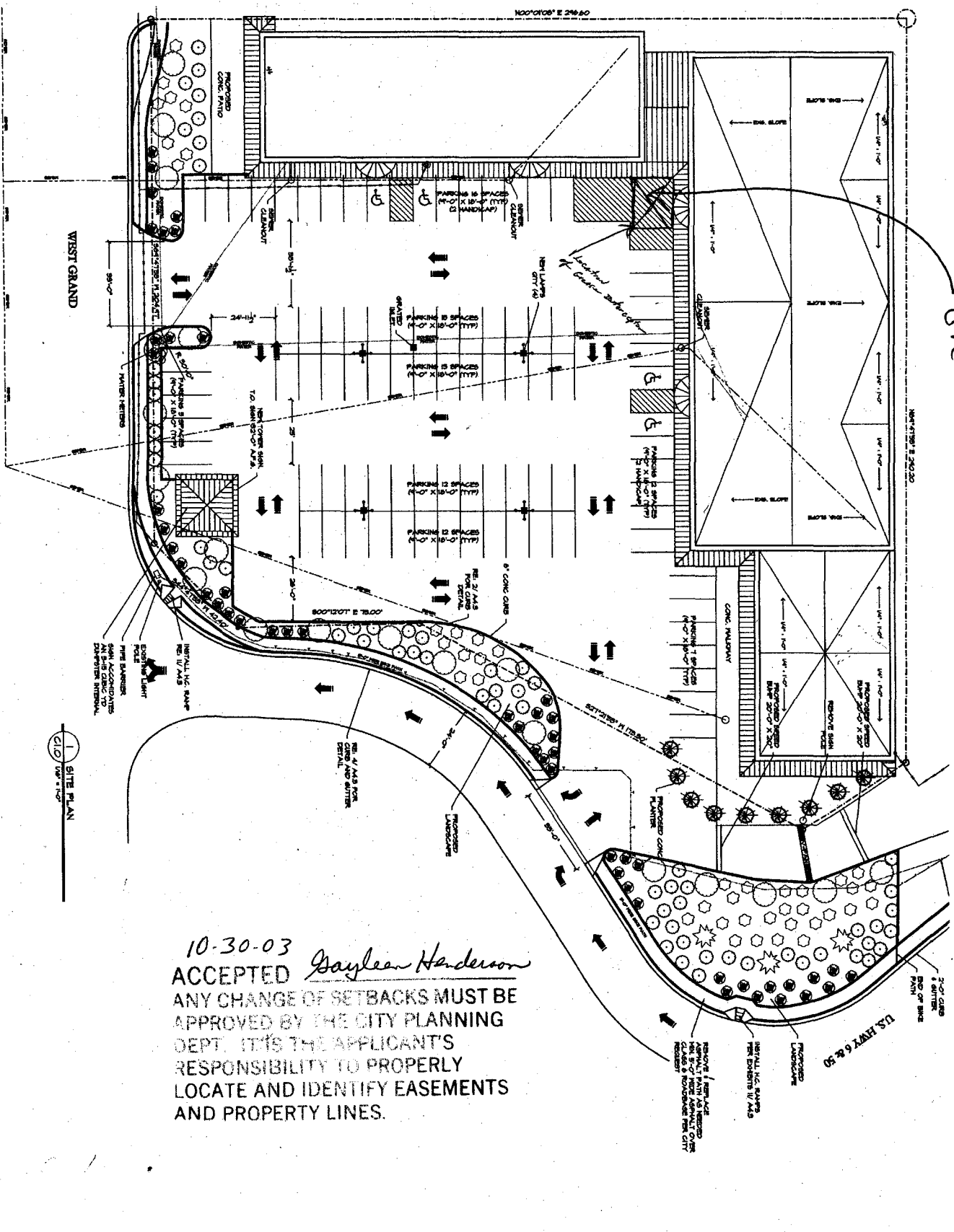
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department Director. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued by the Building Department (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.

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 that 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 <u>[Signature]</u>	Date <u>10-29-03</u>
Department Approval <u>[Signature]</u>	Date <u>10-30-03</u>

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting <u>[Signature]</u>			Date <u>10/30/03</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)



Grease Interception

10-30-03
 ACCEPTED *Gayleen Henderson*
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT'S THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

1 SITE PLAN
 10-28-03

GRAND CENTRAL PLAZA
 200 WEST GRAND AVE.
 GRAND JUNCTION, CO. 81501

DESIGN DRAFTING
 THE UNIVERSITY OF A DESIGN
 200 W. GRAND AVE. SUITE 200
 GRAND JUNCTION, CO. 81501
 970-243-0344

NO. 0	DATE	REVISIONS
1	10-28-03	1.0 SITE PLAN
2		
3		
4		
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7		
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9		
10		

From: Scott Williams
To: Bob Lee; Faye Gibson; Trenton Prall
Date: Tue, Oct 28, 2003 2:57 PM
Subject: RE: Roosters - Grease Interceptor Requirement

10/28/03

Based on information submitted to this office, **Roosters** (restaurant), located at **200 West Grand Avenue**, will be required to install a two-compartment grease interceptor having a minimum capacity of 1000 gallons.