

Planning \$	Drainage <u> </u>
TCP \$ <u> </u> per L.L.	School Impact \$

PERMIT NO. <u>87525</u>
FILE # <u>SPR-2002-235</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 2474 Highway 6 & 50

TAX SCHEDULE NO. 2945-091-21-003

SUBDIVISION Grand Mesa Center

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 7500 sq. ft.

FILING 1 BLK 1 LOT 3

SQ. FT OF EXISTING BLDG(S) None

OWNER J & T Development LLC

NO. OF DWELLING UNITS: BEFORE 0 AFTER 0
CONSTRUCTION

ADDRESS 1007 N. 7th Street
Grand Junction, CO 81501

NO. OF BLDGS ON PARCEL: BEFORE 0 AFTER 1
CONSTRUCTION

TELEPHONE (970) 241-2909

USE OF ALL EXISTING BLDGS N/A

APPLICANT Thompson-Langford Corporation
529 25 1/2 Rd. Ste. B-210

DESCRIPTION OF WORK & INTENDED USE: _____

ADDRESS Grand Junction, CO 81505

Food Service

TELEPHONE (970) 243-6067

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: 15/25 from Property Line (PL) or
N/A from center of ROW, whichever is greater

PARKING REQUIREMENT: 75 required

SIDE: 0/10 from PL REAR: 10/10 from PL

SPECIAL CONDITIONS: Occupancy of any portion of the building(s) is not permitted until a Cert. of Occupancy has been issued.

Principle/Accessory

MAXIMUM HEIGHT 40'

MAXIMUM COVERAGE OF LOT BY STRUCTURES N/A

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 [Signature]
Department Approval [Signature: J. R. Stenke, AICP]

Date 11/24/02
Date 2/11/03

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>15762</u>
Utility Accounting <u>Kate Osberry</u>	Date <u>2/25/03</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)