

Planning \$ <u>500</u>	Drainage \$ <u>0</u>
TCP \$ <u>0</u>	School Impact \$ <u>0</u>

13299

BLDG PERMIT NO.
FILE # <u>SPR-2000-070</u>

PLANNING CLEARANCE

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

60588-31953

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 817 Falcon Way

TAX SCHEDULE NO. 2705-312-60-941

SUBDIVISION _____

CURRENT FAIR MARKET VALUE OF STRUCTURE \$ N/A

FILING _____ BLK _____ LOT _____

ESTIMATED REMODELING COST \$ N/A

OWNER Project M Development

NO. OF DWELLING UNITS: BEFORE 0 AFTER 0
CONSTRUCTION

ADDRESS (Gwen Franklin)

USE OF ALL EXISTING BLDGS Hanger & Flight school

TELEPHONE 216-1449

DESCRIPTION OF WORK & INTENDED USE: _____

APPLICANT Camelot Builders

Restaurant tenant finish

ADDRESS 2814 Ridge Dr.

TELEPHONE 201-1599

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 PAD

SPECIAL CONDITIONS: Need some type of ground coverage on slope before CO is issued.

PARKING REQUIREMENT: N/A

LANDSCAPING/SCREENING REQUIRED: YES _____ NO X

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 [Signature]

Date 1-9-04

Department Approval C. Yare Hall

Date 1/12/04

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>16993</u>
Utility Accounting <u>Maheff Co</u>			Date <u>2/4/04</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; Bret Guillory; Faye Hall
Date: 2/13/04 9:33AM
Subject: RE: Franklin Restaurant - Grease Interceptor Clearance

2/13/04

Based on information submitted to this office, the Franklin Restaurant & Lounge, to be located at 817 Falcon Way, will not be required to install a grease interceptor. The restaurant is being granted an exemption to the interceptor policy, based on considerations that include building location and a sewer line maintenance agreement to be coordinated with the business owner.