

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

BLDG PERMIT NO.
FILE #

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 200 West Grand Ave ^{units 4 & 5} TAX SCHEDULE NO. 2945-151-00-092

SUBDIVISION Grand Central Plaza SQ. FT. OF EXISTING BLDG(S) _____

FILING _____ BLK _____ LOT _____ SQ. FT. OF PROPOSED BLDG(S)/ADDITIONS Remodeling Cost 175,100.

OWNER Grand Central Plaza LLC MULTI-FAMILY:
 NO. OF DWELLING UNITS: BEFORE 13 AFTER 13
 CONSTRUCTION

ADDRESS 800 Belford NO. OF BLDGS ON PARCEL: BEFORE 2 AFTER 2
 CONSTRUCTION

CITY/STATE/ZIP Grand Jct Colo 81503 USE OF ALL EXISTING BLDG(S) Retail

APPLICANT Merritt Sibley DESCRIPTION OF WORK & INTENDED USE: _____
 ADDRESS 1420 motor Street Flying Rooster's 50 SEATS
 CITY/STATE/ZIP Grand Jct Colo 81505 12 hrs or less OPERATIONS

TELEPHONE 261-1463 - 241-5164

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> SETBACKS: FRONT: _____ from Property Line (PL) or _____ from center of ROW, whichever is greater SIDE: _____ from PL REAR: _____ from PL MAX. HEIGHT _____ MAX. COVERAGE OF LOT BY STRUCTURES _____	LANDSCAPING/SCREENING REQUIRED: YES _____ NO <u>X</u> PARKING REQUIREMENT: <u>N/A</u> SPECIAL CONDITIONS: <u>Interior Remodel only</u>
---	--

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] Date 3-25-04

Department Approval [Signature] Date 4/22/04

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>17188</u>
Utility Accounting <u>[Signature]</u>	Date <u>4/23/04</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)