

Planning \$	Drainage <input checked="" type="checkbox"/> per LL
TCP \$ \emptyset per LL	School Impact \$ \emptyset

(2)

G PERMIT NO.
FILE # SPR-2003-219

PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)
Grand Junction Community Development Department

31104 -
 3748-8

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 2478 Hwy 6950
 SUBDIVISION GRAND MESA CENTER
 FILING _____ BLK _____ LOT 4
 OWNER CACHE PROPERTIES, LLC
 ADDRESS 1007 N. 7th St.
 TELEPHONE 970-241-2909
 APPLICANT SID SQUIRRELL
 ADDRESS 1007 N. 7th St., 81501
 TELEPHONE 970-241-2909

TAX SCHEDULE NO. 2945-091-21-004
 SQ. FT. OF PROPOSED BLDG(S)/ADDITION 6500 SF
 SQ. FT OF EXISTING BLDG(S) \emptyset
 NO. OF DWELLING UNITS: BEFORE \emptyset AFTER \emptyset
 CONSTRUCTION
 NO. OF BLDGS ON PARCEL: BEFORE \emptyset AFTER 1
 CONSTRUCTION
 USE OF ALL EXISTING BLDGS RESTAURANTS NA

DESCRIPTION OF WORK & INTENDED USE: CONSTRUCT A 6500 SF BUILDING TO HOUSE 2 RESTAURANTS. SITE GRADING, LANDSCAPING

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
 SETBACKS: FRONT: 15' from Property Line (PL) or NA from center of ROW, whichever is greater
 SIDE: 0' from PL REAR: 10' from PL
 MAXIMUM HEIGHT 40'
 MAXIMUM COVERAGE OF LOT BY STRUCTURES N/A

LANDSCAPING/SCREENING REQUIRED: YES X NO _____
 PARKING REQUIREMENT: See approved plan.
 SPECIAL CONDITIONS: Bear Rock Cafe is limited to 141 seats total (inside and outside).
 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 Sid Squirrel Date 10/13/03
 Department Approval Lisa E. Cox Date 2/5/04

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>No chg in use</u>
Utility Accounting <u>Marshall Cole</u>			Date <u>2/5/04</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; Faye Gibson; Trenton Prall
Date: 11/14/03 2:00PM
Subject: RE: Grease Interceptor Requirement - Lot 4, 2478 Hwy 6 & 50

SPR-2003-219

11/14/03

Based on a draft Food Service Application submitted to this office, Building A (proposed restaurant) and Building B (proposed restaurant), located at 2478 Highway 6 & 50 (Lot 4), Grand Mesa Center, will be required to install properly sized grease interceptor capacity. According to the project's consulting engineer, Buildings A and B are part of a single larger building, with the plan being to have two separate restaurants housed in the building.

After review of the draft application, IPP requires one of the following options for grease interceptor installation: 1) Building A - two compartment interceptor with a minimum capacity of 1000 gallons; Building B - two compartment interceptor with a minimum capacity of 1000 gallons; or, 2) A single large two or more compartment interceptor of at least 2000 gallon capacity can be used to service the 2 restaurants.

The recommended configuration is a separate 1000 gallon minimum size grease interceptor for each restaurant.

Any restaurant planning on moving into either Building A or B will be required to submit a completed Food Service Application and \$50 application fee to the Industrial Pretreatment Program. The engineer indicated to IPP that the Bear Rock Cafe was one such restaurant considering a move into the Part A Building.

Please contact me at # 256-4162, should you have questions or comments.

From: Dan Tonello
To: Guillory, Bret; Hall, Faye; Lee, Bob
Date: 12/23/03 1:35PM
Subject: Restaurant at 2478 Hwy 6&50

Based on the information submitted to this office, the new restaurants to be located at 2478 Hwy 6&50, will be required to install a 1000 gallon grease interceptor.

If additional information is needed, please contact me at 256-4164.