

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

|                 |
|-----------------|
| BLDG PERMIT NO. |
| FILE #          |

2

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

THIS SECTION TO BE COMPLETED BY APPLICANT

|   |  |
|---|--|
| BUILDING ADDRESS <u>2418-A Hwy 6150</u>   | TAX SCHEDULE NO. <u>2945-091-21-004</u>              |
| SUBDIVISION <u>Grand Mesa Center</u>      | CURRENT FAIR MARKET VALUE OF STRUCTURE \$ _____      |
| FILING <u>DP3</u> BLK _____ LOT _____     | ESTIMATED REMODELING COST \$ <u>236K</u>             |
| OWNER <u>Eagle Rock Partners, LLC</u>     | NO. OF DWELLING UNITS: BEFORE <u>N/A</u> AFTER _____ |
| ADDRESS _____                             | CONSTRUCTION _____                                   |
| TELEPHONE _____                           | USE OF ALL EXISTING BLDGS <u>Restaurant</u>          |
| APPLICANT <u>Carl Vostatek</u>            | DESCRIPTION OF WORK & INTENDED USE: _____            |
| ADDRESS <u>3439 Grand Valley Canal Rd</u> | <u>New restaurant</u>                                |
| TELEPHONE <u>434-5665</u>                 | <u>Tenant Finish</u>                                 |

✓ Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.

*Sys sewer feed. Jodi R. Cleon fact. fees went paid 2/5/04*

|  |   |
|--|---|
| THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF |   |
| ZONE <u>C-2</u>  | SPECIAL CONDITIONS: _____                         |
| PARKING REQUIREMENT: <u>N/A</u>  | _____   |
| LANDSCAPING/SCREENING REQUIRED: YES _____ NO <u>X</u>                  | 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>Carl Vostatek</u> | Date <u>4/1/04</u> |
| Department Approval <u>C. Terry Hall</u>   | Date <u>4/1/04</u> |

|   |                                |
|---|--------------------------------|
| Additional water and/or sewer tap fee(s) are required: YES _____ NO _____ | W/O No. <u>Interior finish</u> |
| Utility Accounting <u>Q. Kover</u>  | Date <u>4-1-04</u>             |

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning and Development Code)

(White: Planning)      (Yellow: Customer)      (Pink: Building Department)      (Goldenrod: Utility Accounting)