

Planning \$ - 10.00	Drainage \$ <input checked="" type="checkbox"/>
TCP \$ <input checked="" type="checkbox"/>	School Impact \$ <input checked="" type="checkbox"/>

BLDG PERMIT NO.
FILE #

PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)

Grand Junction Community Development Department

6919-4299

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 2830 North Ave
 SUBDIVISION Eastgate
 FILING _____ BLK _____ LOT _____

TAX SCHEDULE NO. 2943-073-17-001
 SQ. FT. OF EXISTING BLDG(S) _____
 SQ. FT. OF PROPOSED BLDG(S)/ADDITONS _____

OWNER SARA MARTZ
 ADDRESS 2830 NORTH AVE
 CITY/STATE/ZIP GR. JUNCTION, CO 81501

MULTI-FAMILY:
 NO. OF DWELLING UNITS: BEFORE 0 AFTER 0
 CONSTRUCTION
 NO. OF BLDGS ON PARCEL: BEFORE _____ AFTER _____

APPLICANT SARA MARTZ
 ADDRESS 2830 NORTH AVE
 CITY/STATE/ZIP GR. JUNCTION, CO 81501
 TELEPHONE (970) 245-1742

USE OF ALL EXISTING BLDG(S) Retail/Restaurant Shopping Center
 DESCRIPTION OF WORK & INTENDED USE: 12'x12' pad Home for smoker, this will ALSO include the overhead gas line

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 <input checked="" type="checkbox"/> PARKING REQUIREMENT: <u>N/A</u> SPECIAL CONDITIONS: <u>12'x12' pad + cover for smoker is not taking away any parking spaces</u>
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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 _____

Date JAN 21, 2004

Department Approval [Signature]

Date 1-21-04

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting <u>[Signature]</u>	Date <u>1-21-04</u>		

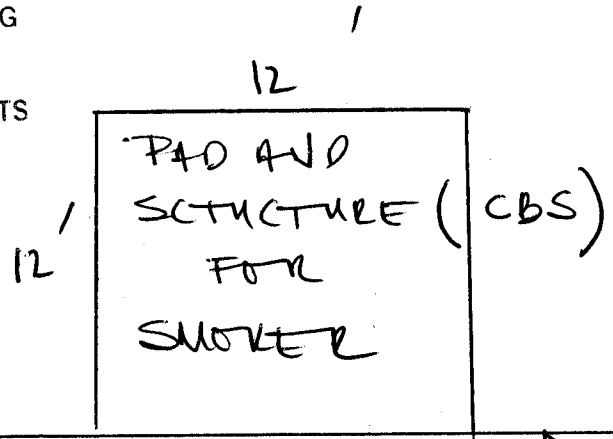
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning and Development Code)

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

N
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ACCEPTED Aishi Nagam 1-21-04

ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.



SIDEWALK

3
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ADJAC-
ENT
UNITS

REAR

RIB CITY
WALK

FRONT
||

SARA MARTZ
985 0061

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December 8, 2003

Sara Martz
VIA FACSIMILE: 257-1990

RE: Rib City
Eastgate Shopping Center
2830 North Avenue
Grand Junction, CO

SALES

LEASING

MANAGEMENT

MARKETING

AQUISITION

DEVELOPMENT

CONSULTING

Dear Sara:

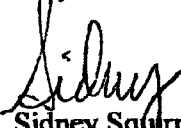
This letter shall serve as written permission to install a concrete pad located directly behind your leases premises at Eastgate Shopping Center, Grand Junction, Colorado, under the following conditions:

- 1) The concrete pad shall be constructed not to be permanently attached to the parking lot asphalt or to the wall of the shopping center.
- 2) Tenant will agree to remove the concrete pad at the termination of their lease and further acknowledge that they will accept the expense in the event that Landlord has to fulfill this requirement or forfeit their security deposit.
- 3) The smoke created by the smoker will be mitigated to the point that it does not disturb the other Tenants in the center.

Please let me know if you have any questions or concerns.

Sincerely,

Bray & Co. - Commercial


 Sidney Squirrel, CCIM
 Broker Associate

1007 N. 7TH STREET

GRAND JUNCTION.

COLORADO 81501

970/241-2909

FAX: 970/241-6223

1-800-695-0539

From: Scott Williams
To: Bob Lee; Bret Guillory; Faye Hall
Date: 12/10/03 12:00PM
Subject: RE: Grease Interceptor Requirement

12/10/03

2836 North Ave

Based on information submitted to this office, Rib City Grill, located at ~~2030 North Avenue~~, will be required to install a two compartment grease interceptor having a minimum capacity of 750 gallons. Please contact me at # 256-4162 should you have questions.