

Planning \$ <u>N/A</u>	Drains \$ <u>N/A</u>
TCP \$ <u>385-00</u>	School Impact \$ <u>N/A</u>

DG PERMIT NO.
FILE # <u>MSP-2004-086</u>

PLANNING CLEARANCE

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

Grand Junction Community Development Department

THIS SECTION TO BE COMPLETED BY APPLICANT

84379-535

BUILDING ADDRESS 719 PITKIN AVE

SUBDIVISION CITY OF GRAND JCT.

FILING BLK 150 LOT 8,9,10

OWNER HILDA LANDEROS

ADDRESS 541 W. COLORADO AVE

CITY/STATE/ZIP GRAND JCT, CO. 81501

APPLICANT ROB ROWLANDS

ADDRESS 917 MAIN ST

CITY/STATE/ZIP GRAND JCT, CO 81501

TELEPHONE 241-1903

TAX SCHEDULE NO. 2945-144-43-004

SQ. FT. OF EXISTING BLDG(S) ~~2100~~ 2,762

SQ. FT. OF PROPOSED BLDG(S)/ADDITONS ~~320~~ 320

MULTI-FAMILY:
 NO. OF DWELLING UNITS: BEFORE _____ AFTER _____
 CONSTRUCTION

NO. OF BLDGS ON PARCEL: BEFORE _____ AFTER _____
 CONSTRUCTION

USE OF ALL EXISTING BLDG(S) RETAIL STORE / RESTAURANT

DESCRIPTION OF WORK & INTENDED USE: ADD 300⁺ SF ADDITION TO EXIST. WALK-UP RESTAURANT TO PROVIDE SOME INDOOR/OUTDOOR SEATING

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>	LANDSCAPING/SCREENING REQUIRED: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
SETBACKS: FRONT: <u>15'</u> from Property Line (PL) or _____ from center of ROW, whichever is greater SIDE: <u>0'</u> from PL REAR: <u>10'</u> from PL	PARKING REQUIREMENT: <u>14 SPACES / 15 PROVIDED</u>
MAX. HEIGHT <u>40'</u>	SPECIAL CONDITIONS: <u>PER APPROVED SITE PLAN.</u>
MAX. COVERAGE OF LOT BY STRUCTURES <u>N/A</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 4-29-04

Department Approval [Signature] Date 7-16-04

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>TO INCREASE EXISTING EDW 17482</u>
Utility Accounting <u>[Signature]</u>	Date <u>7/16/04</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)