

Planning \$ <u>Paid</u>	Drainage \$ <u>Paid 4/30/03</u>
TCP \$ <u>Waived</u>	School Impact \$ <u>N/A</u>

BLDG PERMIT NO.
FILE # <u>SPR-2002-123</u>

## 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 905 STRAINERS  
 SUBDIVISION \_\_\_\_\_  
 FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT \_\_\_\_\_

TAX SCHEDULE NO. 2945-234-00-010  
 SQ. FT. OF EXISTING BLDG(S) 7,000  
 SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 7,000

OWNER 905 STRAINERS LLC  
 ADDRESS 2683 DELMAR DR  
 CITY/STATE/ZIP G.J. CO 81506

MULTI-FAMILY:  
 NO. OF DWELLING UNITS: BEFORE 0 AFTER 1  
 CONSTRUCTION  
 NO. OF BLDGS ON PARCEL: BEFORE 0 AFTER 1  
 CONSTRUCTION

APPLICANT JAMES P. JEFFRIES  
 ADDRESS 2683 DELMAR DR  
 CITY/STATE/ZIP G.J. CO 81506  
 TELEPHONE 970 243 6138 201-6781

USE OF ALL EXISTING BLDG(S) RESTAURANT / BUS-RESIDENCE  
 DESCRIPTION OF WORK & INTENDED USE:  
BUILDING / PARKING LOT FOR RESTAURANT / BREWERY

*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-2</u> SETBACKS: FRONT: <u>15'</u> <u>per approved plan</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 MAX. HEIGHT <u>40'</u> MAX. COVERAGE OF LOT BY STRUCTURES <u>N/A</u>	LANDSCAPING/SCREENING REQUIRED: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> PARKING REQUIREMENT: <u>9</u> SPECIAL CONDITIONS: _____ _____ _____
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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 Jim P. Jeffries Date 6/8/04  
 Department Approval Donna V. Brown Date 6/15/04

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>Parking Lot</u>
Utility Accounting <u>Donna V. Brown</u>			Date <u>7-12-04</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)