

Planning \$ <u>10</u>	Drainage \$
TCP \$	School Impact \$
Inspection \$	

Bldg Permit No.
File #

PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)
Grand Junction Public Works & Planning Department

BUILDING ADDRESS 603 S Highway 50
 SUBDIVISION FAIRLEY Addition
 FILING _____ BLK _____ LOT _____

TAX SCHEDULE NO. 2945-26205-001
 SQ. FT. OF EXISTING BLDG(S) _____
 SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 5.7' x 6.7'

OWNER LUIS + MIGUEL LLC
 ADDRESS 603⁵⁵⁷ S Highway 50
 CITY/STATE/ZIP G.J., Colo. 81503

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

APPLICANT Same
 ADDRESS _____
 CITY/STATE/ZIP _____
 TELEPHONE 243-1434

USE OF ALL EXISTING BLDG(S) RESTAURANT
 DESCRIPTION OF WORK & INTENDED USE:
WALK IN COOLER ATTACHED TO
BUILDING

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

THIS SECTION TO BE COMPLETED BY PLANNING STAFF

ZONE <u>C1</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 _____ PARKING REQUIREMENT: _____ FLOODPLAIN CERTIFICATE REQUIRED: YES _____ NO _____ SPECIAL CONDITIONS <u>PAID AUG 9 2008</u>
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Modifications to this Planning Clearance must be approved, in writing, by the Public Works & Planning 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 Miguel A. Gutierrez Date 08-01-08
 Planning Approval L. Reynolds Date 8-1-08

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting <u>Beusley</u>	Date <u>8/1/08</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)

City of Grand Junction GIS Master Map ©

201 Persigo Service Area
 Traffic Cameras
 Grand Ave. and 1st St.
 I70B and 25 Rd.
 North Ave. and 29 Rd.
 Patterson Rd. and 29 Rd.
 Patterson Rd. and 7th St.

Parcels
 Address Label

Air Photos
 2008 Photos
 Highways
 Rivers
 Lakes
 Regional Lakes
 Street Labels



SCALE 1 : 455



cover

ACCEPTED *L. Reynolds 8/1/08*
 ANY CHANGE OF SET BACKS MUST BE
 APPROVED BY THE CITY PLANNING DIVISION
 IT IS THE APPLICANT'S RESPONSIBILITY TO
 PROPERLY LOCATE AND IDENTIFY
 EASEMENTS AND PROPERTY LINES.

