

Planning \$ <u>10<sup>00</sup></u>	Drainage \$ <u>0</u>
TCP \$ <u>0</u>	School Impact \$ <u>0</u>

BLDG PERMIT NO.
FILE # _____

## 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 2870 North Ave.  
 SUBDIVISION \_\_\_\_\_  
 FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT \_\_\_\_\_

TAX SCHEDULE NO. 2943-074-00-067  
 SQ. FT. OF EXISTING BLDG(S) 7463  
 SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 250

OWNER Texas Road House  
 ADDRESS 2870 North Ave.  
 CITY/STATE/ZIP Grand Junction Co.

**MULTI-FAMILY:**  
 NO. OF DWELLING UNITS: BEFORE \_\_\_\_\_ AFTER \_\_\_\_\_  
 CONSTRUCTION  
 NO. OF BLDGS ON PARCEL: BEFORE \_\_\_\_\_ AFTER \_\_\_\_\_  
 CONSTRUCTION

APPLICANT T-Bone Const. Keith DeBak  
 ADDRESS 1330 Valley St.  
 CITY/STATE/ZIP Co. Spgs. Co.  
 TELEPHONE 719-570-1456

USE OF ALL EXISTING BLDG(S) \_\_\_\_\_  
 DESCRIPTION OF WORK & INTENDED USE: Add 250 sq ft to Dining Area increase Dining by 30 and Enclose waiting Area  
prev stat 245 new total 275

*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: <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 MAX. HEIGHT <u>40'</u> MAX. COVERAGE OF LOT BY STRUCTURES <u>FAR 1.00</u>	LANDSCAPING/SCREENING REQUIRED: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> PARKING REQUIREMENT: <u>N/A</u> SPECIAL CONDITIONS: <u>No C/O w/o Planning Approval - 2 new trees? 15 new shrubs req'd</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).

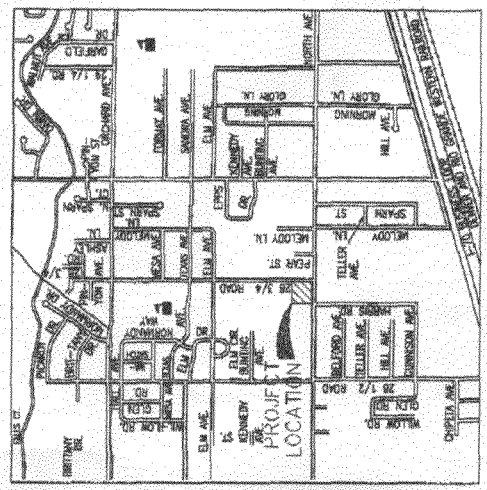
Applicant's Signature [Signature] Date 6/10/08  
 Department Approval [Signature] Date 6/10/08

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>no drawings</u>
Utility Accounting <u>[Signature]</u>	Date <u>6/10/08</u>		

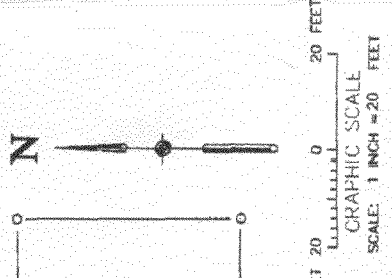
**VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning and Development Code)**

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

APPROVED FOR CONSTRUCTION:  
 CITY OF GRAND JUNCTION DEVELOPMENT ENGINEER  
 DATE



VICINITY MAP



- UTILITY VENDORS**
- WATER AND SANITARY SEWER: City of Grand Junction
  - GAS AND ELECTRIC: Public Service Company of Colorado
  - TELEPHONE: US West Communications
  - CABLE TV: TCI Cablevision
  - IRRIGATION/DRAINAGE: Fruitvale Lateral & Waste Ditch Assoc.

**LAND USE BREAKDOWN**

ASPHALT ACCESS AND PARKING	49,874.3 s.f.	47.2%
CONCRETE CURB, GUTTER, AND SIDEWALK	6,680.9 s.f.	6.3%
LANDSCAPING	10,319.4 s.f.	9.8%
BUILDING FOOTPRINT	7,463.2 s.f.	7.0%
UNDEVELOPED	31,088.5 s.f.	29.5%
DEDICATED RIGHT-OF-WAY	32.0 s.f.	0.0%
<b>TOTAL</b>	<b>105,598.3 s.f.</b>	<b>100%</b>

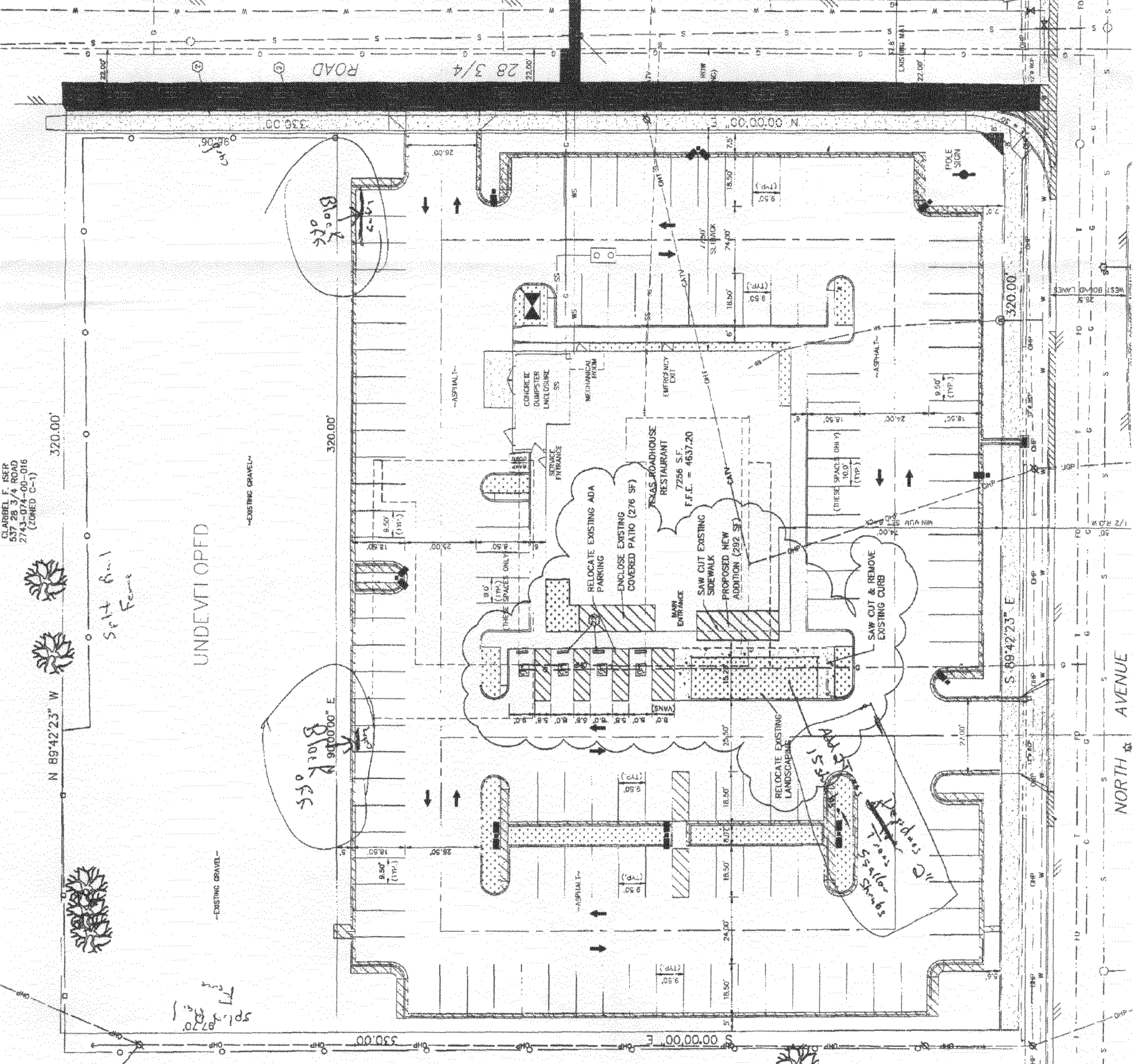
**SITE SUMMARY**

PROPOSED: RESTAURANT (DINING ROOM ADDITION)  
 CURRENT ZONING: LIGHT COMMERCIAL, C-1  
 TOTAL LOT AREA = 2.42 AC.  
 DEVELOPED AREA = 1.71 AC.  
 PARKING REQUIRED = 89 SPACES  
 PARKING PROVIDED = 136 SPACES

GEORGE R. CUYTON  
 506 28 3/4 ROAD  
 2943-074-00-081  
 (ZONED C-1)

LEGEND

- IRREG/DRAINAGE CLEANOUT BOX
- WATER METER
- UTILITY POLE/UTILITY WIRE
- STREET LIGHT
- CULVERT
- OVERHEAD POWER LINE
- FIBER OPTIC/TELEPHONE LINE AND MANHOLE
- WATER LINE/FIRE HYDRANT/VALVE
- GAS LINE
- UNDERGROUND POWER



CLARABEL F. ISER  
 537 28 3/4 ROAD  
 2743-074-00-016  
 (ZONED C-1)

ARRBEL F. ISER  
 7 28 3/4 ROAD  
 43-074-00-016  
 (ZONED C-1)

ACCEPTED *5/16/08*  
 ANY CHANGE OF SETBACKS MUST BE  
 APPROVED BY THE CITY PLANNING DIVISION  
 THE CITY ENGINEER HAS NO RESPONSIBILITY TO  
 PREPARED BY THE CLIENT AND PROPERTY LINES.  
 EASEMENTS AND PROPERTY LINES.