

Planning \$10.00	Drainage \$ Paid
TCP \$ Paid	School Impact \$ N/A

BLDG PERMIT NO.
FILE # CUP-2001-119

inspection fee #970.00

PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)
Grand Junction Community Development Department

Receipt # 31994

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 905 STRATHERS AVE
 SUBDIVISION JEFFREYES
 FILING _____ BLK _____ LOT 2
 OWNER JAMES P. JEFFREYES
 ADDRESS 2683 DEL MAR DR.
 CITY/STATE/ZIP GRAND JUNCTION CO 81506
 APPLICANT JAMES P. JEFFREYES
 ADDRESS SAME
 CITY/STATE/ZIP _____
 TELEPHONE 201-6781

TAX SCHEDULE NO. 2945-234-00-010
 SQ. FT. OF EXISTING BLDG(S) 0
 SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 12,000

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

USE OF ALL EXISTING BLDG(S) RESTAURANT
 DESCRIPTION OF WORK & INTENDED USE: 500 Seats - 11am -> 12pm
BUILDING, COMMERCIAL RESTAURANT

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>	LANDSCAPING/SCREENING REQUIRED: YES <input checked="" type="checkbox"/> NO _____
SETBACKS: FRONT: <u>15'</u> from Property Line (PL) or from center of ROW, whichever is greater	PARKING REQUIREMENT: <u>212</u>
SIDE: <u>0</u> from PL REAR: <u>10'</u> from PL	SPECIAL CONDITIONS: <u>Shared parking between lots 86 on 905 / 126 on 859 Strathers</u>
MAX. HEIGHT <u>40</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 6/25/08
 Department Approval [Signature] Date 6/25/08

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO _____	W/O No. <u>PL WD 16135</u>
Utility Accounting <u>Lois V. Bowen</u>	Date <u>June 25, 2008</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)

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Grand Junction Community Development Department

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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>212</u>
MAX. HEIGHT <u>40' 44'</u> Per ZDC 2.16.B. <u>4B 10/31/08</u>	SPECIAL CONDITIONS: <u>Shared parking between lots 86 on 905 / 126 on 859 Struthers</u>
MAX. COVERAGE OF LOT BY STRUCTURES <u>N/A</u>	

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