

Planning \$ <u>0</u>	Drainage \$ <u>n/a</u>
TCP \$ <u>883.75</u>	School Impact \$ <u>n/a</u>
Inspection \$ <u>0</u>	

...dg Permit No.
File # <u>MSP-2009-046</u>

Receipt 33936

PLANNING CLEARANCE

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

Grand Junction Public Works & Planning Department

BUILDING ADDRESS 2560 NORTH AVENUE

TAX SCHEDULE NO. 2645-124-00-024

SUBDIVISION _____

SQ. FT. OF EXISTING BLDG(S) 2,904

FILING _____ BLK _____ LOT _____

SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 552 sq ft patio

OWNER JOSE DE JESUS GARCIA

MULTI-FAMILY:
NO. OF DWELLING UNITS: BEFORE 0 AFTER 0
CONSTRUCTION

ADDRESS 2560 NORTH AVENUE

NO. OF BLDGS ON PARCEL: BEFORE 1 AFTER 1
CONSTRUCTION

CITY/STATE/ZIP GRAND JUNCTION, CO 81501

USE OF ALL EXISTING BLDG(S) RESTAURANT

APPLICANT AUSTIN CIVIL GROUP INC.

Tequilla Restaurant

ADDRESS 336 MAIN ST

DESCRIPTION OF WORK & INTENDED USE:

CITY/STATE/ZIP GRAND JUNCTION, CO 81501

CONSTRUCT PATIO w/ 4 foot stucco wall

TELEPHONE 242-7540

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

THIS SECTION TO BE COMPLETED BY PLANNING STAFF

ZONE <u>C-1</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: <input checked="" type="checkbox"/>
SIDE: <u>0'</u> from PL REAR: <u>10'</u> from PL	FLOODPLAIN CERTIFICATE REQUIRED: YES _____ NO <input checked="" type="checkbox"/>
MAX. HEIGHT <u>40'</u>	SPECIAL CONDITIONS: <u>Landscaping Architect approval letter & Planning Div. inspection required prior to C.O.</u>
MAX. COVERAGE OF LOT BY STRUCTURES <u>n/a.</u>	

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 [Signature] Date 2-3-09

Planning Approval [Signature] Date 6-12-09

Additional water and/or sewer tap fee(s) are required: YES _____ NO <input checked="" type="checkbox"/>	W/O No. <u>No change in use</u>
Utility Accounting <u>[Signature]</u>	Date <u>6/29/09</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)