

Planning \$ <u>PD</u>	Drainage \$ <u>detention w/ subdivision</u>
TCP \$ <u>15,586.00</u>	School Impact \$ <u>N/A</u>
Inspection \$ <u>450.00</u>	

Buildg Permit No.
File # <u>SPR-2009-049</u>

16,036.00

PLANNING CLEARANCE

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

Grand Junction Public Works & Planning Department

BUILDING ADDRESS 2880 NORTH AVE.
 SUBDIVISION Plaza on North Ave
 FILING - BLK - LOT 4

TAX SCHEDULE NO. 2943-074-69-004
 SQ. FT. OF EXISTING BLDG(S) N/A

SQ. FT. OF PROPOSED BLDG(S)/ADDITIONS 4,866 s.f. + 616 s.f. attached outdoor patio

OWNER GRAND JUNCTION HOOTERS LLC
 ADDRESS 300 S JACKSON ST #400
 CITY/STATE/ZIP DENVER CO 80209

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

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

APPLICANT GRAND JUNCTION HOOTERS
 ADDRESS 300 S JACKSON ST #400
 CITY/STATE/ZIP DENVER CO 80209

USE OF ALL EXISTING BLDG(S) N/A

DESCRIPTION OF WORK & INTENDED USE: HOOTERS RESTAURANT WITH ATTACHED SEASONAL PATIO (234 seat rest.)

TELEPHONE 720 493 4668

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 <input type="checkbox"/>
SETBACKS: FRONT: <u>15'</u> from Property Line (PL) or from center of ROW, whichever is greater	PARKING REQUIREMENT: <u>shared parking agreements (78 spaces)</u>
SIDE: <u>0'</u> from PL REAR: <u>10'</u> from PL	FLOODPLAIN CERTIFICATE REQUIRED: YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
MAX. HEIGHT <u>40'</u>	SPECIAL CONDITIONS: <u>per plans dated 4/9/09 + 5/9/09 5/18/09</u>
MAX. COVERAGE OF LOT BY STRUCTURES _____	

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 Brian [Signature] Date 2/3/09
 Planning Approval John D. [Signature] Date 7-17-09

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>21469</u>
Utility Accounting <u>[Signature]</u>	Date <u>7/24/09</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)