

Planning \$ <u>50 - PAID</u>	Drainage \$ <u>NA</u>
TCP \$ <u>NA</u>	School Impact \$ <u>NA</u>
Inspection \$ <u>NA</u>	

3ldg Permit No.
File # <u>MSP-2010-061</u>

8695-0
eqn exp.

PLANNING CLEARANCE

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

BUILDING ADDRESS 759 Horizon Drive
 SUBDIVISION _____
 FILING _____ BLK _____ LOT _____
 OWNER _____
 ADDRESS _____
 CITY/STATE/ZIP _____

TAX SCHEDULE NO. 2701-361-22-023
 SQ. FT. OF EXISTING BLDG(S) 19,310 SF
 SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 384 S.F.

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

APPLICANT Eric Kraai
 ADDRESS 102 N 4th St. Ste 107
 CITY/STATE/ZIP Grand Junction, CO 81501
 TELEPHONE 970-712-5045

USE OF ALL EXISTING BLDG(S) Office/Retail
 DESCRIPTION OF WORK & INTENDED USE: Outdoor patio / Dining area
 JUN 11 2010

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 _____ NO <u>X</u>
SETBACKS: FRONT: <u>15</u> from Property Line (PL) or from center of ROW, whichever is greater	PARKING REQUIREMENT: <u>Existing Parking is Adequate</u>
SIDE: <u>0</u> from PL REAR: <u>0</u> from PL	FLOODPLAIN CERTIFICATE REQUIRED: YES _____ NO <u>X</u>
MAX. HEIGHT <u>40'</u>	SPECIAL CONDITIONS: _____
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.

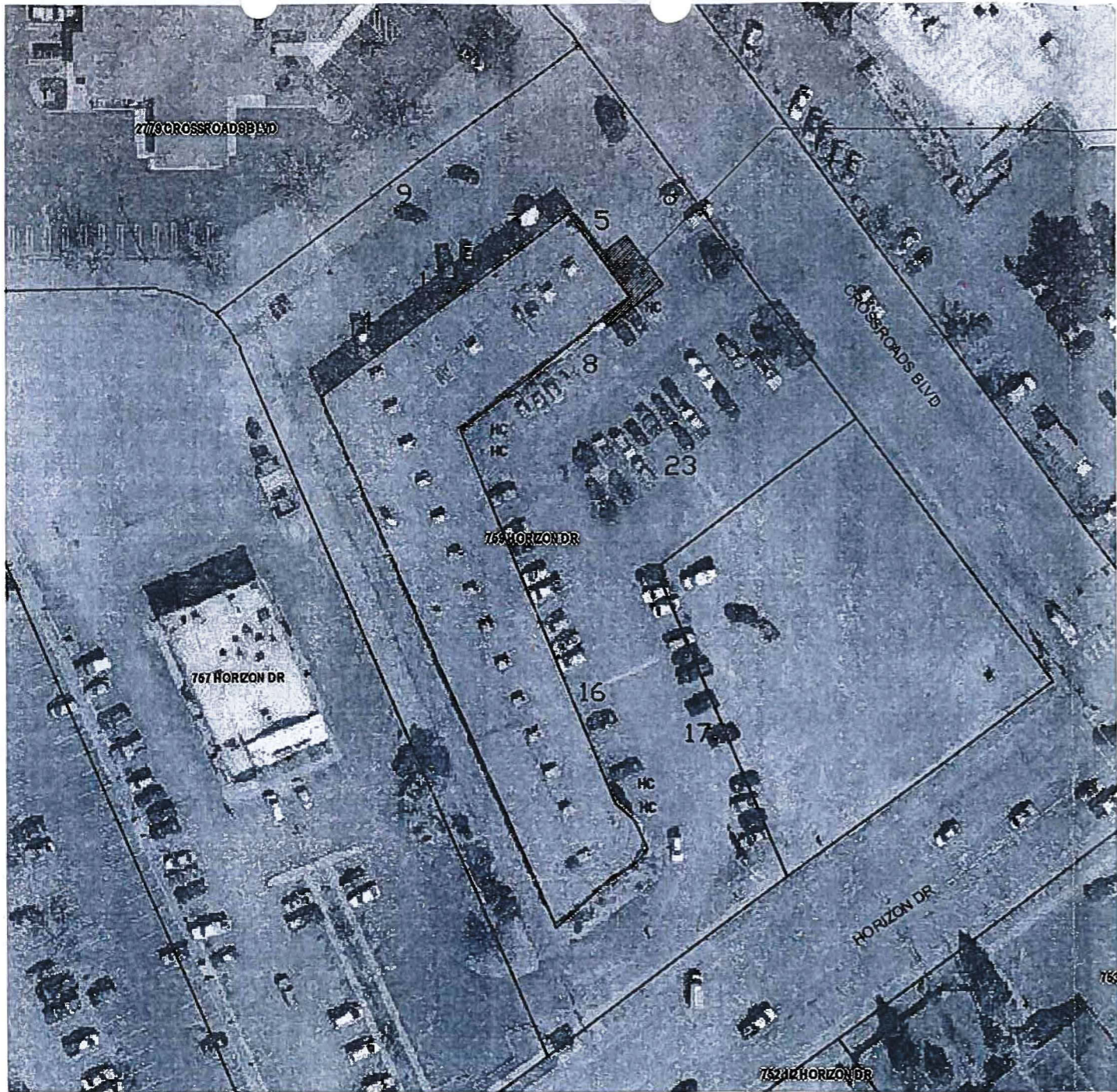
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations, or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant's Signature [Signature] Date 4-30-10
 Planning Approval [Signature] Date 6-10-10

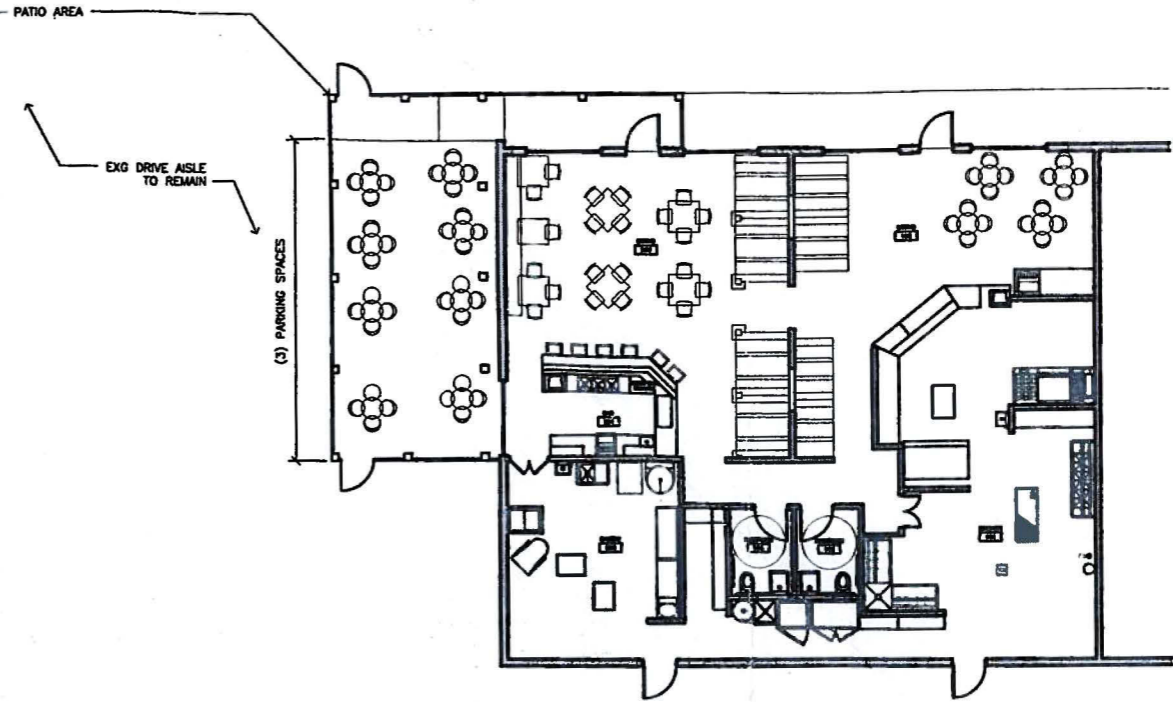
Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O Name sewer/water
Utility Accounting	<u>[Signature]</u>		Date <u>6-10-10</u>

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)



1 SITE PLAN
A-1 SCALE: 1/32"=1'



1 FLOOR PLAN
A-1 SCALE: 1/8"=1'

PARKING COUNTS

EXISTING PARKING SPACES= 98 + 5 ADA = 103
 PARKING SPACES LOST= 3
PROPOSED PARKING SPACES PROVIDED= 100

REQUIRED SPACES:
 ENZO'S- 94 SEATS X 1 PER 3 SEATS= 32
 COFFEE SHOP- 14 SEATS X 1 PER 3 SEATS = 5
 OFFICE SPACE = 15,377 S.F./300= 52
 TOTAL REQUIRED SPACES: 89

ACCEPTED *[Signature]* 6/10/10
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DIVISION. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND UTILITIES.

REVISIONS

NO.	DATE	BY	DESCRIPTION

ENZO'S PATIO
 759 HORIZON DRIVE
 GRAND JUNCTION, CO 81501

DATE: 05/15/10

C1.1