

Planning \$ <u>50<sup>00</sup> PMD</u>	Drain <u>NA</u>
TCP \$ <u>1,039.78</u>	School Impact \$ <u>NA</u>
Inspection \$ <u>NA</u>	

Permit No.
File # <u>COU-2010-060</u>

*Existing*  
*Acct*

*4155-1*

### PLANNING CLEARANCE

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

**Grand Junction Public Works & Planning Department**

BUILDING ADDRESS 729 North Ave

TAX SCHEDULE NO. 2945-141-02-001

SUBDIVISION \_\_\_\_\_

SQ. FT. OF EXISTING BLDG(S) 902.066

FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT \_\_\_\_\_

SQ. FT. OF PROPOSED BLDG(S)/ADDITONS N/A

OWNER Coarry Curry

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

ADDRESS 1026 Main St.

NO. OF BLDGS ON PARCEL: BEFORE \_\_\_\_\_ AFTER \_\_\_\_\_  
CONSTRUCTION \_\_\_\_\_

CITY/STATE/ZIP Grand Junction, CO 81501

USE OF ALL EXISTING BLDG(S) Fast Food Service

APPLICANT Shawna Anthony

DESCRIPTION OF WORK & INTENDED USE: \_\_\_\_\_

ADDRESS 11445 59.10 Trail

Addition of a restroom, Remodel  
for Restaurant

CITY/STATE/ZIP Montrose, CO 81403

TELEPHONE 720-232-2114

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 - See Site PLAN</u>
SIDE: <u>0</u> from PL REAR: <u>0</u> from PL	FLOODPLAIN CERTIFICATE REQUIRED: YES _____ NO _____
MAX. HEIGHT <u>40'</u>	SPECIAL CONDITIONS: _____
MAX. COVERAGE OF LOT BY STRUCTURES <u>N/A</u>	<u>See File COU-2010-060</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 \_\_\_\_\_ Date 05/03/10

Planning Approval \_\_\_\_\_ Date 06/09/10

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No.
Utility Accounting <u>CBensley</u>			Date <u>6/11/10</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)

Date Submitted: May 12, 2010



# CHANGE OF USE DEVELOPMENT APPLICATION

Property Owner: GARRY CURRY  
 Address: 1026 MAIN STREET  
 Telephone: (303) 570-9775  
 Applicant's Name: Shawna DelVino  
 Address: 11445 59.10 Trail Montrose, CO 81405  
 Telephone: 720-232-2114  
 Location of Property: 729 North Ave. Grand Junction, CO  
 Tax Parcel No. 2945-141-02-001  
 Existing Use: General Office  
 Proposed Use: Fast Food Service  
 Other: \_\_\_\_\_

FOR OFFICE USE ONLY				
Zone: <u>C-1</u>	Setbacks	F: <u>15</u>	S: <u>Ø</u>	R: <u>Ø</u>
Special Conditions: <u>See File COU-2010-060</u>				

I hereby acknowledge that I have read this application and the above is correct and I agree to comply with all requirements. Failure to comply shall result in legal action.

[Signature]  
Applicant's Signature

05/04/10  
Date

[Signature]  
Community Development Department Approval

06/09/10  
Date