

DATE SUBMITTED: 9-10-85

PERMIT # 23968

AUG 28 1985

FEE \$ 20.00

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 525 NORTH AVE.

SQ. FT. OF BLDG: 3600 SF

SUBDIVISION: LOT 1-6 BLOCK 7 CITY

SQ. FT. OF LOT: 27000 SF

FILING # _____ BLK # _____ LOT # _____

NUMBER OF FAMILY UNITS: 0

TAX SCHEDULE NUMBER:
2945142-05-0169005

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:
0

PROPERTY OWNER: SUNRISE VENTURES INC.

USE OF ALL EXISTING BUILDINGS:
RESTAURANT (PRIVE IN)

ADDRESS: 2207 N.W. 13TH ST. GAINESVILLE FL.

PHONE: DELTA 874-7165
MIKE MATCHETT

SUBMITTALS REQ'D: TWO (2) PLOT PLANS SHOWING PARKING, LANDSCAPING, SETBACKS TO ALL PROPERTY LINES, AND ALL STREETS WHICH ABUT THE PARCEL.

DESCRIPTION OF WORK AND INTENDED USE:
HARDEE'S RESTAURANT

FOR OFFICE USE ONLY

ZONE: C-1

FLOODPLAIN: YES _____ NO X

SETBACKS: F 55' 45' 5' 5' ST. S 0 R 0

GEOLOGIC HAZARD: YES _____ NO X

MAXIMUM HEIGHT: 40

CENSUS TRACT #: 3

PARKING SPACES REQ'D: As per approved

TRAFFIC ZONE: 35

LANDSCAPING/SCREENING: plan

SPECIAL CONDITIONS: As per approved plan

As per approved plan

ANY MODIFICATION TO THIS APPROVED PLANNING CLEARANCE MUST BE APPROVED, IN WRITING, BY THE DEPARTMENT. THE STRUCTURE APPROVED BY THIS APPLICATION CANNOT BE OCCUPIED UNTIL A CERTIFICATE OF OCCUPANCY (C.O.) IS ISSUED BY THE BUILDING DEPARTMENT (SECTION 307, UNIFORM BUILDING CODE.)

ANY LANDSCAPING REQUIRED BY THIS PERMIT SHALL BE MAINTAINED IN AN ACCEPTABLE AN HEALTHY CONDITION. THE REPLACEMENT OF ANY VEGETATION MATERIALS THAT DIE OR ARE IN AN UNHEALTHY CONDITION SHALL BE REQUIRED.

I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND THE ABOVE IS CORRECT AND I AGREE TO COMPLY WITH THE REQUIREMENTS ABOVE. FAILURE TO COMPLY SHALL RESULT IN LEGAL ACTION.

DATE APPROVED: 9-10-85

APPROVED BY: Linda A. Weitzel (SG)

[Signature]
SIGNATURE