

DATE SUBMITTED: 2/20/86

PERMIT # 24912

FEE \$10.00

# PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 1122 N. 12<sup>th</sup>

SQ. FT. OF BLDG: 540 SQ. FT.

SUBDIVISION: GRAND VIEW SUB

SQ. FT. OF LOT: 4313

FILING # \_\_\_\_\_ BLK # \_\_\_\_\_ LOT # 1

NUMBER OF FAMILY UNITS: \_\_\_\_\_

TAX SCHEDULE NUMBER:

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:

2945-123-00-090

PROPERTY OWNER: John W. Teinmer

USE OF ALL EXISTING BUILDINGS:

ADDRESS: 1122 North 12<sup>th</sup>

Restaurant

PHONE: \_\_\_\_\_

DESCRIPTION OF WORK AND INTENDED USE:

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

DRIVE-UP WINDOW

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### FOR OFFICE USE ONLY

ZONE: C-1

FLOODPLAIN: YES \_\_\_\_\_ NO \_\_\_\_\_

SETBACKS: F \_\_\_\_\_ S \_\_\_\_\_ R \_\_\_\_\_

GEOLOGIC HAZARD: YES \_\_\_\_\_ NO \_\_\_\_\_

MAXIMUM HEIGHT: \_\_\_\_\_

CENSUS TRACT #: 6

PARKING SPACES REQ'D: \_\_\_\_\_

TRAFFIC ZONE: 33

LANDSCAPING/SCREENING: As Per Plan #37-85

SPECIAL CONDITIONS: As Per

CU # 37-85

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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: 2/20/86

APPROVED BY: Kathy Partner

James Thuesen  
SIGNATURE



**ENTERPRISES**

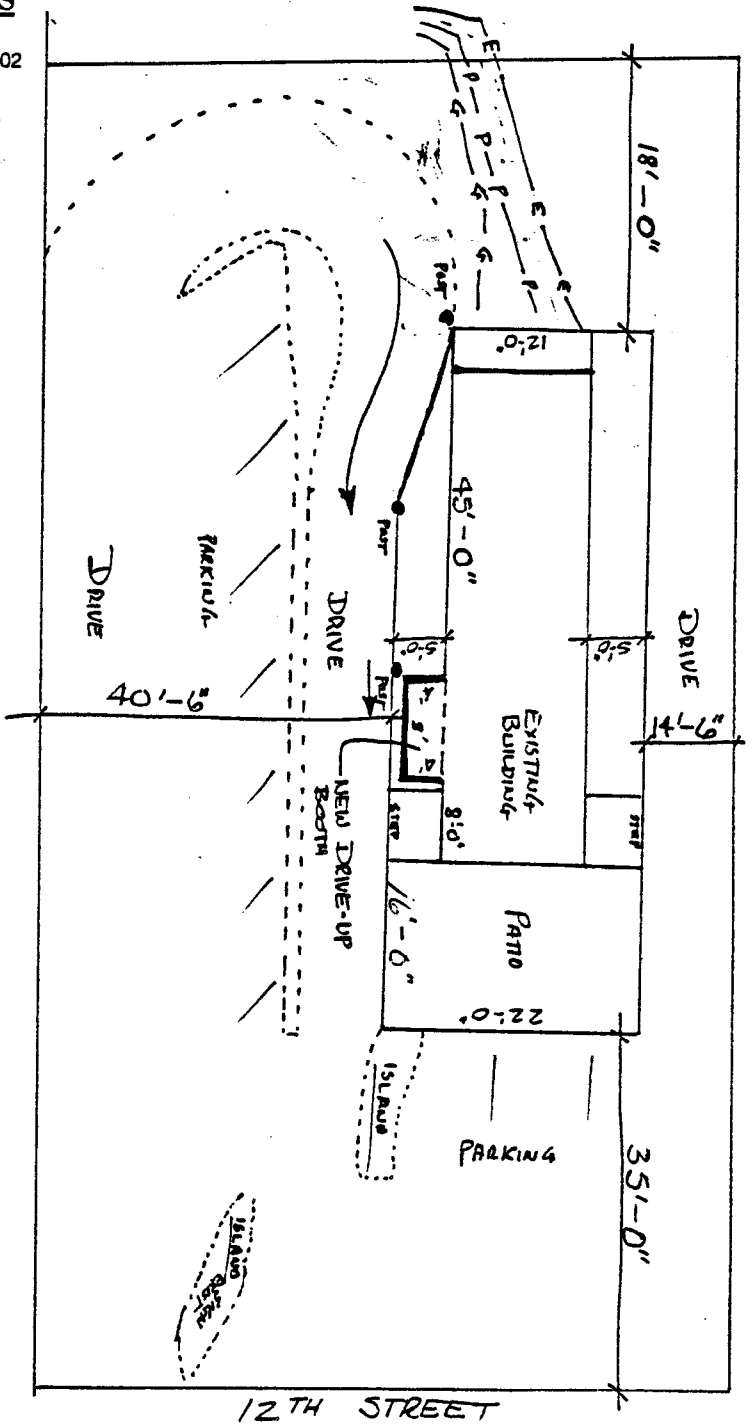
P.O. Box 3741  
Grand Junction, CO 81502  
Res.: (303) 242-2203



Lot # 1  
Block # 1000/1000  
of                       
Tracts #                       
Address 1122 N. 12TH STREET  
TAX No. 2945-183-00-098  
OWNER: John & Tommie

E - - - - - ELECTRIC  
P - - - - - PHONE  
S - - - - - SEWER  
G - - - - - GAS

ROT PLAN



12TH STREET