

DATE SUBMITTED: 9/30/87

PERMIT # 28798

FEE \$5.00

# PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 1840 North 12th

SQ. FT. OF BLDG: \_\_\_\_\_

SUBDIVISION: Overhill Annex

SQ. FT. OF LOT: \_\_\_\_\_

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

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

TAX SCHEDULE NUMBER:  
2945-123-03-020

NUMBER OF BUILDINGS ON PARCEL  
BEFORE THIS PLANNED CONSTRUCTION:  
\_\_\_\_\_

PROPERTY OWNER: Jim Cagle (R. Livingstow)

USE OF ALL EXISTING BUILDINGS:

ADDRESS: \_\_\_\_\_

okla. service

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

DESCRIPTION OF WORK AND INTENDED USE:  
Interior remodel & change in use

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

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### FOR OFFICE USE ONLY

ZONE: B-3

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

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

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

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

CENSUS TRACT #: \_\_\_\_\_

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

TRAFFIC ZONE: \_\_\_\_\_

LANDSCAPING/SCREENING: \_\_\_\_\_

SPECIAL CONDITIONS: See attached  
for parking requirements

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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.)

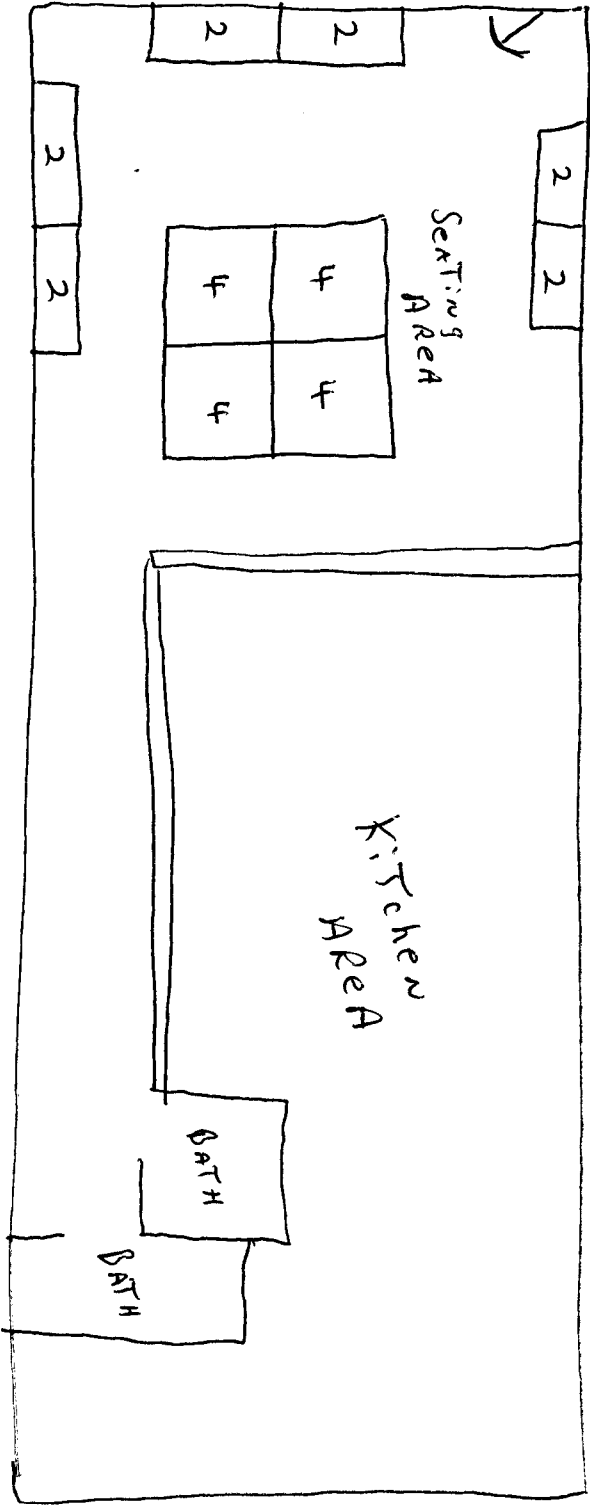
ANY LANDSCAPING REQUIRED BY THIS PERMIT SHALL BE MAINTAINED IN AN ACCEPTABLE AN HEALTHY CONDITION. THE REPLACEMENT OF ANY VEGETATION MATERIALS THAT DIE OR ARE IN AN UNHEALTHY CONDITION SHALL BE REQUIRED.

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: 9-30-87

APPROVED BY: Linda

Jim Cagle, Jr.  
SIGNATURE



Silverway Restaurant  
12th & Orchard

**J. RICHARD LIVINGSTON**  
P. O. BOX 398  
2808 NORTH AVE. - Suite 400  
GRAND JUNCTION, COLORADO 81502  
303/242-7322

September 18, 1987

Jim Cagle  
P. O. Box 2822  
Grand Junction, CO 81502


Re: Lease with Orchard Group, Ltd.  
1840 North 12th Street

Dear Jim:

This letter shall serve to confirm our previous discussions regarding parking around the building at 1840 North 12th Street, Grand Junction, Colorado. As I indicated to you, there is no designated parking at the premises, and you will have use of the parking lot in conjunction with all other tenants at 1840 North 12th Street.

If you have any further questions regarding this matter, please do not hesitate to call.

Sincerely,

  
J. Richard Livingston,  
Managing General Partner  
ORCHARD GROUP, LTD.

JRL/ald