

DATE SUBMITTED: 5-29-87

PERMIT # 27898

FEE 5.00

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 120 S. 7th

SQ. FT. OF BLDG: 3500

SUBDIVISION: Grand Junction

SQ. FT. OF LOT: 3500

FILING # _____ BLK # _____ LOT # _____

NUMBER OF FAMILY UNITS: 1 unoccupied

TAX SCHEDULE NUMBER:
2945-144-17-002

NUMBER OF BUILDINGS ON PARCEL
BEFORE THIS PLANNED CONSTRUCTION:
1

PROPERTY OWNER: Patrick S. Nelson

USE OF ALL EXISTING BUILDINGS:
Restaurant, Hotel

ADDRESS: 2975 Shirley, Newberry Park, Calif

PHONE: _____

DESCRIPTION OF WORK AND INTENDED USE:
Remodel - add one partition

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

FOR OFFICE USE ONLY

ZONE: B-3

FLOODPLAIN: YES _____ NO

SETBACKS: F n/a S - R -

GEOLOGIC HAZARD: YES _____ NO

MAXIMUM HEIGHT: -

CENSUS TRACT #: 2

PARKING SPACES REQ'D: existing

TRAFFIC ZONE: 41

LANDSCAPING/SCREENING: n/a

SPECIAL CONDITIONS: none

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: 5-29-87

APPROVED BY: Walter Sutherland

Ken Jaycob
SIGNATURE