

DATE SUBMITTED: 4-28-87

PERMIT # 27614

FEE \$10⁰⁰

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 120 NORTH AVE.

SQ. FT. OF BLDG: 650'

SUBDIVISION: _____

SQ. FT. OF LOT: APPROX 2 ACRES

FILING # _____ BLK # _____ LOT # _____

NUMBER OF FAMILY UNITS: N/A

TAX SCHEDULE NUMBER:
2945113-00-002

NUMBER OF BUILDINGS ON PARCEL
BEFORE THIS PLANNED CONSTRUCTION:
1

PROPERTY OWNER: THE FAMILY PARTNERS INC

USE OF ALL EXISTING BUILDINGS:
RESTAURANT

ADDRESS: 120 NORTH AVE. / 735 WEDGE DR.

PHONE: 245-9568

DESCRIPTION OF WORK AND INTENDED USE:
ADDITION AND REMODEL TO EXISTING BLDG

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: C-2

FLOODPLAIN: YES _____ NO X

SETBACKS: F 55' SPL R PL

GEOLOGIC HAZARD: YES _____ NO X

MAXIMUM HEIGHT: 40'

CENSUS TRACT #: 4

PARKING SPACES REQ'D: 1 space / 3 seats

TRAFFIC ZONE: 34

LANDSCAPING/SCREENING: 75% front yard setback
C.O. released 7-30-87 M.S.

SPECIAL CONDITIONS: Along East side of property - landscaper remain

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.)

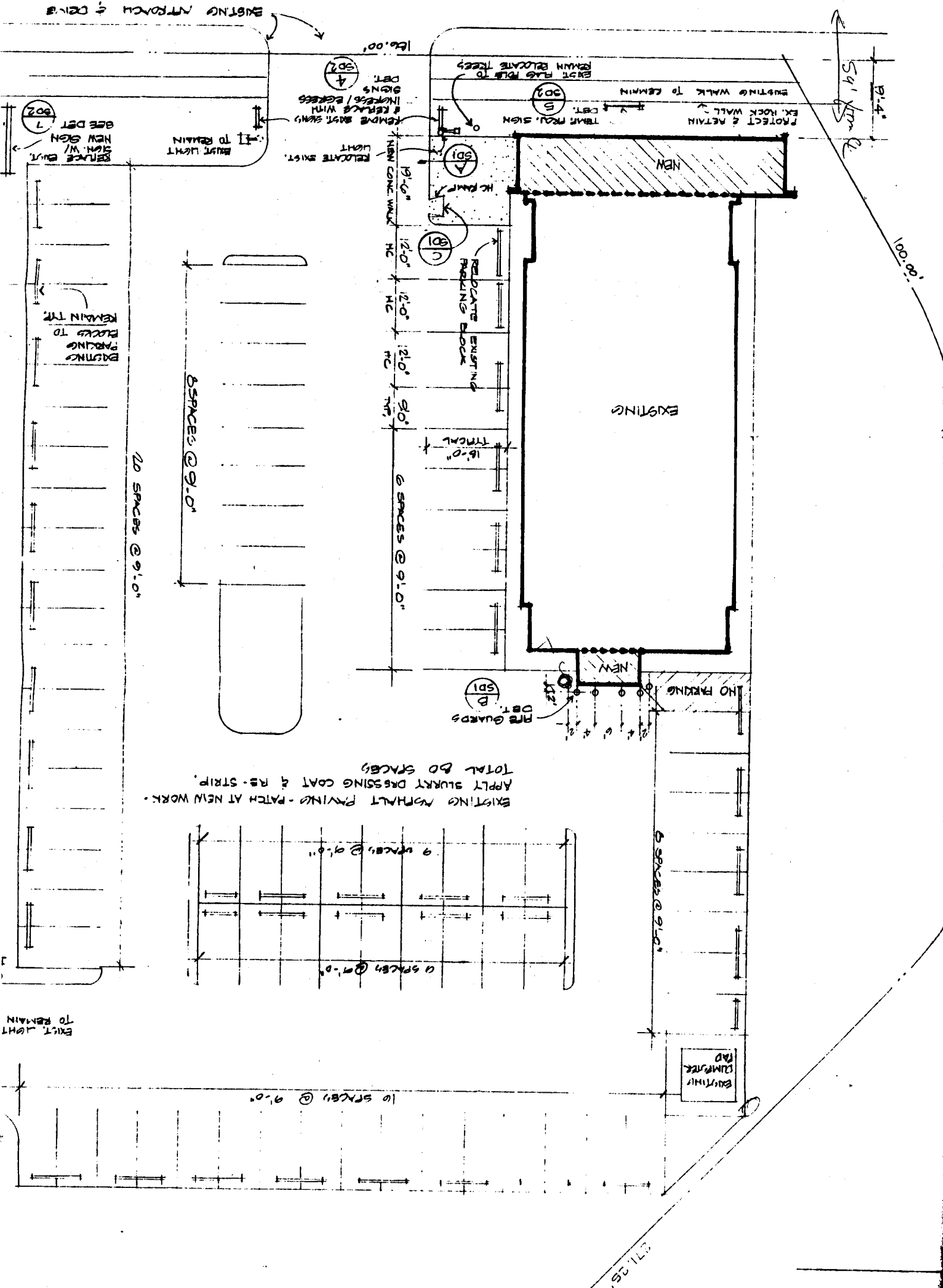
ANY LANDSCAPING REQUIRED BY THIS PERMIT SHALL BE MAINTAINED IN AN ACCEPTABLE AN HEALTHY CONDITION. THE REPLACEMENT OF ANY VEGETATION MATERIALS THAT DIE OR ARE IN AN UNHEALTHY CONDITION SHALL BE REQUIRED.

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: 4-28-87

APPROVED BY: [Signature]

[Signature]
SIGNATURE



APPROX
 YELLOW LINES
 AND BY LOCAL CODES