

DATE SUBMITTED: 11/17/87

PERMIT # 29299

FEE \$ 5<sup>00</sup>

# PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 865 NORTH AVE

SQ. FT. OF BLDG: 4,000

SUBDIVISION: Grand Junction

SQ. FT. OF LOT: 5200 sq ft

FILING # 7627 BLK # 4 LOT #     

NUMBER OF FAMILY UNITS:     

TAX SCHEDULE NUMBER:  
2945-141-03-004

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:  
ONE

PROPERTY OWNER: BI-MESA CORP.

USE OF ALL EXISTING BUILDINGS:  
RETAIL

ADDRESS: PO Box 216 CRESTON CO

PHONE: 434 1107

DESCRIPTION OF WORK AND INTENDED USE:  
RETAIL & RESTAURANT

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

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**FOR OFFICE USE ONLY**  
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ZONE: C-1

FLOODPLAIN: YES      NO X

SETBACKS: F 55' S 0 R 0

GEOLOGIC HAZARD: YES      NO X

MAXIMUM HEIGHT:     

CENSUS TRACT #: 2

PARKING SPACES REQ'D:     

TRAFFIC ZONE: 36

LANDSCAPING/SCREENING: Install all proposed

SPECIAL CONDITIONS:     

landscape near the building - remaining 1500 sq ft to be installed w/ future development

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ANY MODIFICATION TO THIS APPROVED PLANNING CLEARANCE MUST BE APPROVED, IN WRITING, BY THIS 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: 11-17-87

APPROVED BY: M. [Signature]

[Signature]  
SIGNATURE



29 299

February 10, 1988

Planning Department  
City of Grand Junction

This letter will serve to confirm that all the necessary landscaping for 865 North Avenue, Grand Junction, will be done in the Spring when the weather improves, and planting is appropriate.

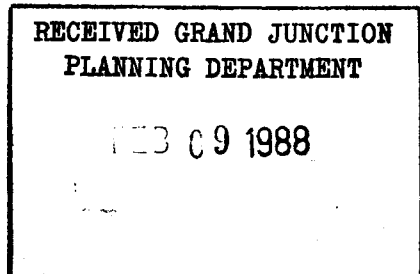
Thank you.

Sincerely,

A handwritten signature in cursive script that reads "Bobbie Flowers".

Bobbie Flowers  
Owner/Operator

/bf



# Roundtable Pizza

