

28558

DATE SUBMITTED: April 20, 1987

PERMIT # _____

FEE \$ 5.00

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 1037 North Ave.

SQ. FT. OF BLDG: 3630

SUBDIVISION: _____

SQ. FT. OF LOT: _____

FILING # _____ BLK # _____ LOT # _____

NUMBER OF FAMILY UNITS: _____

TAX SCHEDULE NUMBER:
2945-141-05-006

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:
1

PROPERTY OWNER: Buch Trevallie

USE OF ALL EXISTING BUILDINGS:
Restaurant

ADDRESS: 515 N. 25th St.

PHONE: (303) 243-6227

DESCRIPTION OF WORK AND INTENDED USE:
Interior remodel for new restaurant

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

FOR OFFICE USE ONLY

ZONE: C-1

FLOODPLAIN: YES _____ NO

SETBACKS: F 15 R 15

GEOLOGIC HAZARD: YES _____ NO

MAXIMUM HEIGHT: _____

CENSUS TRACT #: 2

PARKING SPACES REQ'D: existing

TRAFFIC ZONE: 36

LANDSCAPING/SCREENING: "

SPECIAL CONDITIONS: 1' low access width into alley way to 25

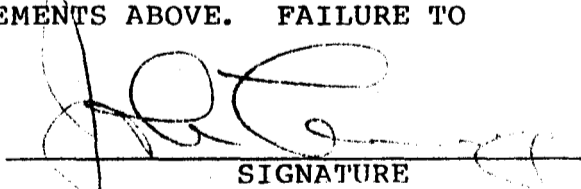
ANY MODIFICATION TO THIS APPROVED PLANNING CLEARANCE MUST BE APPROVED, IN WRITING, BY THE DEPARTMENT. THE STRUCTURE APPROVED BY THIS APPLICATION CANNOT BE OCCUPIED UNTIL A CERTIFICATE OF OCCUPANCY (C.O.) IS ISSUED BY THE BUILDING DEPARTMENT (SECTION 307, UNIFORM BUILDING CODE.)

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: April 20, 1987

APPROVED BY: Walter Smith


SIGNATURE