

DATE SUBMITTED: 5-18-87

PERMIT # 27717

FEE \$10.00

# PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 2839 NORTH AVE.

SQ. FT. OF BLDG: 5500

SUBDIVISION: \_\_\_\_\_

SQ. FT. OF LOT: 1 1/2 AC.

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

NUMBER OF FAMILY UNITS: —

TAX SCHEDULE NUMBER:  
2943182-00-070

NUMBER OF BUILDINGS ON PARCEL  
BEFORE THIS PLANNED CONSTRUCTION:  
1

PROPERTY OWNER: GRAND MESA STEAKS INC.

USE OF ALL EXISTING BUILDINGS:  
RESTAURANT

ADDRESS: 2839 NORTH AVE.

PHONE: 243-1712

DESCRIPTION OF WORK AND INTENDED USE:  
ADDITION TO RESTAURANT

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-1

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

SETBACKS: F 55' from centerline S 0' R 0'

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

MAXIMUM HEIGHT: 40'

CENSUS TRACT #: 7

PARKING SPACES REQ'D: existing

TRAFFIC ZONE: 39

LANDSCAPING/SCREENING: 4 new trees as shown on site plan

SPECIAL CONDITIONS: Completion of new landscape @ time of bldg completion

\*\*\*\*\*

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: 5-18-87

APPROVED BY: Mike Sathubal

James D. West  
SIGNATURE

