

DATE SUBMITTED: 6-13-88

PERMIT # 30887

FEE \$20.-

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

C.O. Released 12/13/88

BLDG ADDRESS: MESA MALL 2400 Hwy 6 & 50

SQ. FT. OF BLDG: 5500 SF

SUBDIVISION: MESA MALL

SQ. FT. OF LOT: APPROX 1 AC.

FILING # _____ BLK # _____ LOT # _____

NUMBER OF FAMILY UNITS: N/A

TAX SCHEDULE NUMBER:
2945-092-10-014

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:
NONE

PROPERTY OWNER: INTERMOUNTAIN SFSH ENTERPRISES

USE OF ALL EXISTING BUILDINGS:
NONE

ADDRESS: MESA MALL GRAND JCT.

PHONE: 801-278-4361

DESCRIPTION OF WORK AND INTENDED USE:
CONSTRUCTION SIZZLER 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

NE: H.O.

FLOODPLAIN: YES _____ NO

SETBACKS: F _____ S _____ R _____

GEOLOGIC HAZARD: YES _____ NO

MAXIMUM HEIGHT: Per

CENSUS TRACT #: 9

PARKING SPACES REQ'D: Site

TRAFFIC ZONE: 9

LANDSCAPING/SCREENING: Plan

SPECIAL CONDITIONS: No Certificate of

Spec. Use file # 18-88

Occupancy until all site req. complete

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 AND 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: 6-13-88

APPROVED BY: M. Sobush

Armstrong & Company, Inc.
John J. Straubhan
SIGNATURE