

DATE SUBMITTED: 12-16-88

PERMIT # 32189

FEE \$10⁰⁰

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 748 N Ave

SQ. FT. OF BLDG: 6x17'

SUBDIVISION: _____

SQ. FT. OF LOT: _____

FILING # _____ BLK # _____ LOT # _____

NUMBER OF FAMILY UNITS: _____

TAX SCHEDULE NUMBER: _____

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: _____

2945-114-18-008

PROPERTY OWNER: Rich Lyons

USE OF ALL EXISTING BUILDINGS: _____

ADDRESS: 394 1/2 E Valley Circle

Restaurant

PHONE: 241 0415

DESCRIPTION OF WORK AND INTENDED USE:

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

Interior Remodel Add Airlock Entry

FOR OFFICE USE ONLY

NE: C-1

FLOODPLAIN: YES _____ NO

SETBACKS: F 55' S 0 R 0

GEOLOGIC HAZARD: YES _____ NO _____

MAXIMUM HEIGHT: _____

CENSUS TRACT #: 5

PARKING SPACES REQ'D: _____

TRAFFIC ZONE: 2'

LANDSCAPING/SCREENING: _____

SPECIAL CONDITIONS: entrance area

should not affect parking

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: 12-16-88

APPROVED BY: Linda Weitzel

Jim Wilson
SIGNATURE

243-0903

MAY 15. 1965

PLANNING DEPARTMENT

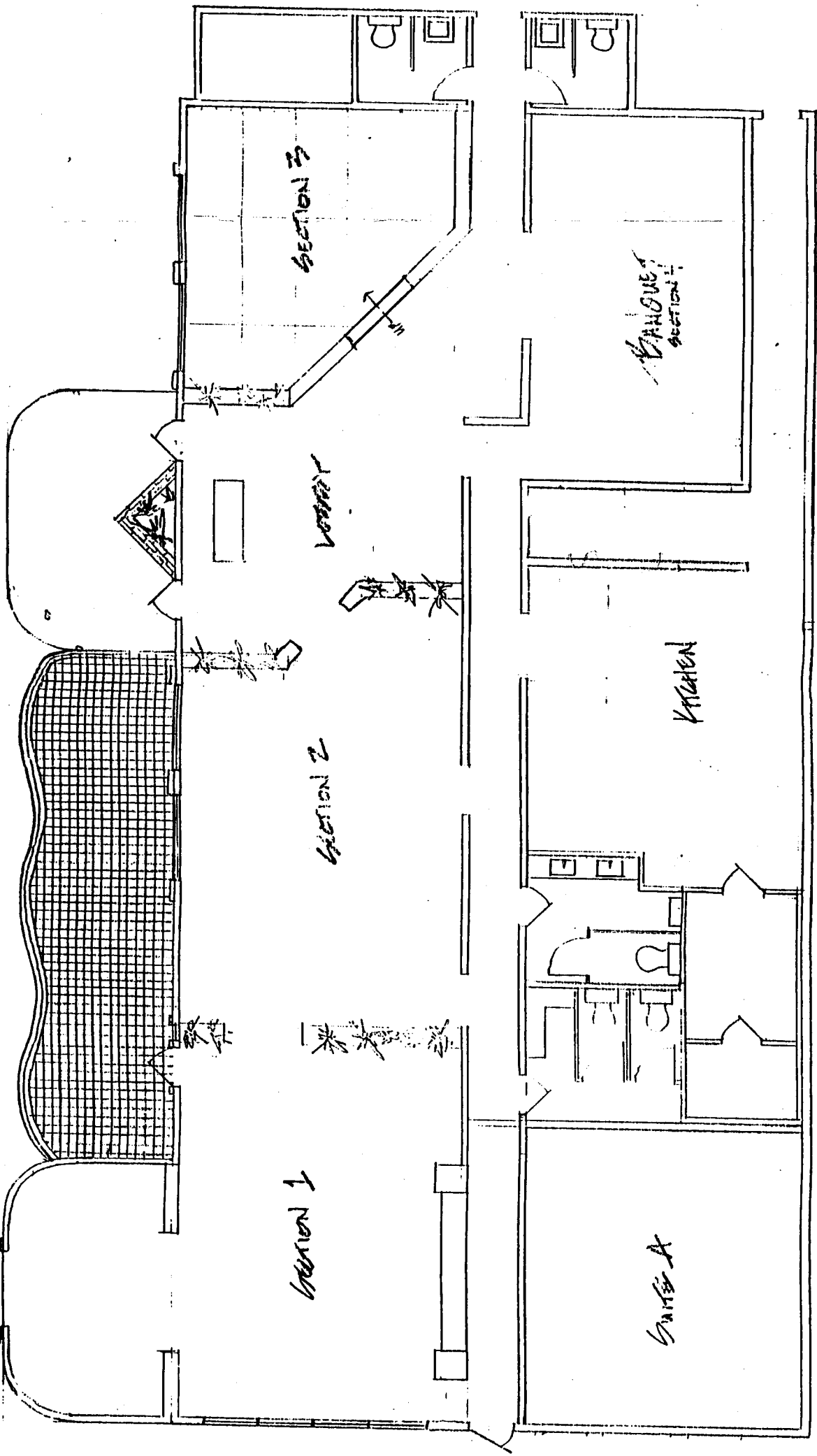
CL CAROLYN RICHARDSON. UTILITY BILLING

PROJECT: CYRUS O'DEWY'S RESTAURANT 748 NORTH AVENUE

AS BEEN VERIFIED TODAY BY THE MESA COUNTY BUILDING DEPARTMENT THAT A SEWER
PERMITS WAS NOT RECEIVED FROM US FOR THE REMODELING OF THE ABOVE MENTIONED
RESTAURANT. HOW MANY SEATS DID YOU APPROVE FOR THIS FACILITY? THEY HAVE TAKEN
THE AREA THAT USED TO BE A BOOKSTORE THAT WAS BACK TOWARD THE ALLEY AND I
DON'T KNOW IF THEY TOOK IN WHERE THE BEAUTY SHOP USED TO BE OR NOT. PLEASE LET
ME KNOW WHAT YOU HAVE ON THIS AS I WILL PROBABLY HAVE TO BILL THEM FOR AN ADDI-
TIONAL PLANT INVESTMENT FEE. THANKS

32189 ~~interim~~ ~~umahl~~
32747 fire extinguisher

Jean -
Bob Lee
Toni



ACCEPTED 12/19/88
 ANY CHANGES TO THIS PLAN MUST BE
 APPROVED BY THE CITY PLANNING
 DEPARTMENT. THE PLANNING DEPARTMENT
 DOES NOT ASSUME ANY LIABILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.

747 N FIVE
 Cyrus O'Donnoghue