

DATE SUBMITTED: 6/16/88

PERMIT # 30497

FEE \$10⁰⁰

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 2560 ~~1756~~ N. Ave

SQ. FT. OF BLDG: 230 sq. ft.

SUBDIVISION: _____

SQ. FT. OF LOT: _____

FILING # _____ BLK # _____ LOT # _____

NUMBER OF FAMILY UNITS: —

TAX SCHEDULE NUMBER:
2945-124-00-024

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:
One

PROPERTY OWNER: Ray Smith

USE OF ALL EXISTING BUILDINGS:
Restaurant

ADDRESS: 2560 ~~1756~~ N. Ave

PHONE: 241-6848

DESCRIPTION OF WORK AND INTENDED USE:
Addition Food handling room

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 X

SETBACKS: F M/A S 0 R 0

GEOLOGIC HAZARD: YES _____ NO X

MAXIMUM HEIGHT: 40

CENSUS TRACT #: 6

PARKING SPACES REQ'D: 1 space / 3 seats

TRAFFIC ZONE: 37

LANDSCAPING/SCREENING: _____

SPECIAL CONDITIONS: _____

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: 6/16/88

APPROVED BY: [Signature]

[Signature]
SIGNATURE

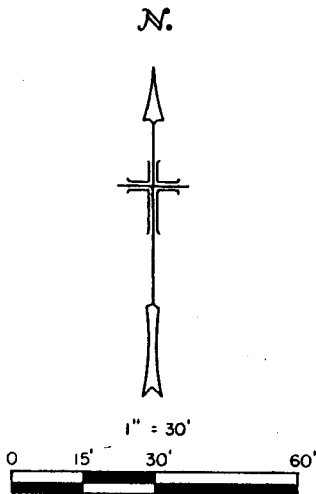
Raddon
248-7164

241-6848

SURVEY OF A PART OF THE
W 1/2 SE 1/4 SE 1/4 SECTION 12,
T. 1 S., R. 1 W., UTE P.M.

LEGAL DESCRIPTION

Beginning at a point which is N 89° 47' W 331.37 feet from the Southeast corner of Section 12, Township 1 South, Range 1 West, Ute Meridian, said point being the Southeast corner of the W 1/2 of the SE 1/4 of the SE 1/4 of the SE 1/4 of Section 12; thence N 89° 47' W 100 feet; thence N 00° 07' E 320 feet; thence S 89° 47' E 100 feet to the East line of said W 1/2 of the SE 1/4 of the SE 1/4 of the SE 1/4; thence S 00° 07' W 320 feet along said East line to the point of beginning, in the City of Grand Junction; EXCEPT the South 40 feet for road Right-of-Way.



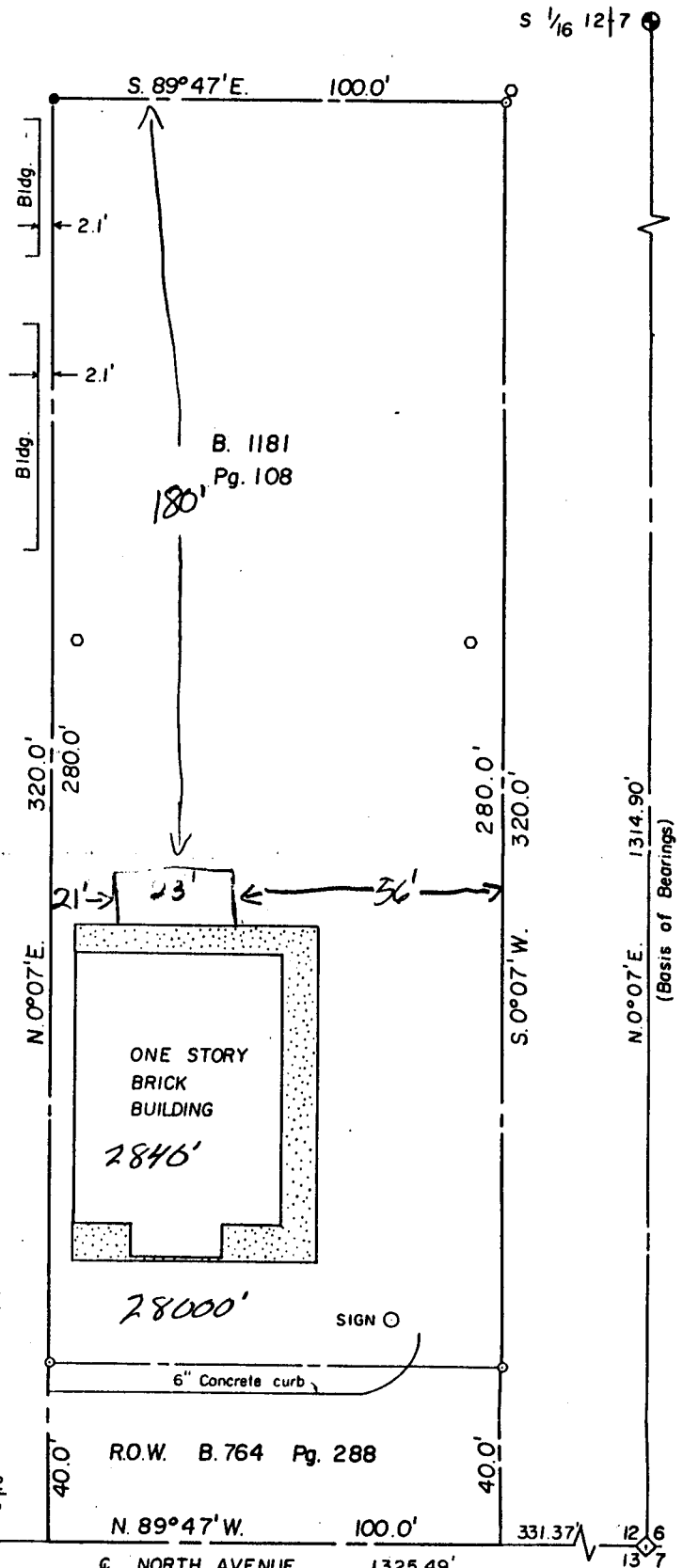
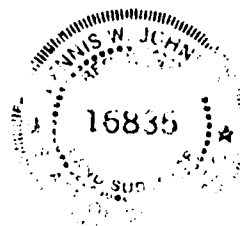
SURVEYOR'S STATEMENT

I hereby declare that the survey represented by this plat was prepared for Ray Smith, from a field survey completed on March 11 and 12, 1985, and that the survey was performed under my direct supervision according to the standards of practice and the laws of the State of Colorado, and is correct to the best of my professional knowledge.

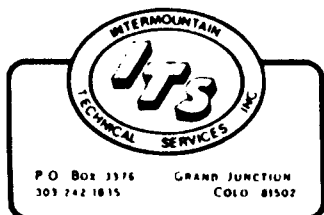
Dennis W. Johnson 3/12/85
Dennis W. Johnson Colorado L.S. 16835

LEGEND

- Found No 6 rebar
- Set No 5 rebar & 2" Alum. Cap
- ◆ Found 1" iron pin & washer
- ⊙ Mesa County Brass Cap
- Power Poles



NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within six years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.



2560 NORTH AVENUE

Prepared for
RAY SMITH

Project no	8507
Date	3/12/85
Drawn by	S.K.W.
Revised	
Sheet	1 of 1