

DATE SUBMITTED: 5-9-89

PERMIT # 32970

FEE N/A

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 359 Colorado Ave

SQ. FT. OF BLDG: 4500 Approx.

SUBDIVISION: GRAND JUNCTION

SQ. FT. OF LOT: _____

FILING # _____ BLK # 124 LOT # 14-16

NUMBER OF FAMILY UNITS: N/A

TAX SCHEDULE NUMBER:
2945-143-27-006

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: _____

PROPERTY OWNER: Jack D. Elliott

USE OF ALL EXISTING BUILDINGS: _____

ADDRESS: 3730 Elderberry C.R. G.D. P. 1606

Restaurant + Lounge

PHONE: 245-6542

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.

Remodel

FOR OFFICE USE ONLY

NE: C-2

FLOODPLAIN: YES _____ NO

SETBACKS: F _____ S _____

GEOLOGIC HAZARD: YES _____ NO

MAXIMUM HEIGHT: N/A Interior REMODEL

CENSUS TRACT #: 1

PARKING SPACES REQ'D: _____

TRAFFIC ZONE: 42

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: 5/9/89

APPROVED BY: Karl M. Meyer

Jack D. Elliott
SIGNATURE

Temp C/O D. Thornton 3/20/91
90 days