

DATE SUBMITTED: 9/11/89

PERMIT # 33905

FEE 5.00

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

total sq. ft. for air term after expansion

BLDG ADDRESS: 1029 N. Ave

SQ. FT. OF BLDG: 3250

SUBDIVISION: City of NJ

SQ. FT. OF LOT: _____

FILING # _____ BLK # 2 LOT # 13-16

NUMBER OF FAMILY UNITS: _____

TAX SCHEDULE NUMBER:
2945-141-05-020

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:
1

PROPERTY OWNER: Chase Management

USE OF ALL EXISTING BUILDINGS:

ADDRESS: 7955 E. Arapahoe St. Suite

Chuck Restaurant & Air Term

PHONE: (303) 793-0419

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

DESCRIPTION OF WORK AND INTENDED USE:
expand air term into adjacent space (formerly Manhattan Deli)

FOR OFFICE USE ONLY

ZONE: C-1

FLOODPLAIN: YES _____ NO X

SETBACKS: F _____ S _____ R Remodel

GEOLOGIC HAZARD: YES _____ NO _____

MAXIMUM HEIGHT: Interim

CENSUS TRACT #: 2

PARKING SPACES REQ'D: 1 space / 200 sq. ft. of

TRAFFIC ZONE: 310

LANDSCAPING/SCREENING: existing

SPECIAL CONDITIONS: additional parking for this building has been approved by RGM

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: 9/11/89

APPROVED BY: Kathy Padman (as per RGM)

[Signature]
SIGNATURE