

DATE SUBMITTED: 1-3-89

P MIT # 32067

FEE 5.00

C.O. released 3/20/87

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 1059 N. AVE G-JCT ^{UNITS} 3x4

SQ. FT. OF BLDG: 1650 # (leased portion)

SUBDIVISION: _____

SQ. FT. OF LOT: 3,300 # ^{x 2}

FILING # _____ BLK # _____ LOT # _____

NUMBER OF FAMILY UNITS: 8

TAX SCHEDULE NUMBER: _____

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 1

2945-141-05-020

PROPERTY OWNER: VALLEY FEDERAL

USE OF ALL EXISTING BUILDINGS: _____

ADDRESS: 225 N. 5th STREET P.O. 400

Commercial

PHONE: 242-1900

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.

Minor Remodel For Greek Restaurant
- Interior remodel only -

FOR OFFICE USE ONLY

ZONE: C-1

FLOODPLAIN: YES _____ NO

SETBACKS: F N/A S _____ R _____

GEOLOGIC HAZARD: YES _____ NO

MAXIMUM HEIGHT: N/A

CENSUS TRACT #: 2

PARKING SPACES REQ'D: 1 per each 3 seats

TRAFFIC ZONE: 36

LANDSCAPING/SCREENING: total 10 spaces
(see attached letter providing 11 spaces)

SPECIAL CONDITIONS: not more than 33 seats total until admtl. approved parking is provided.

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: 1-3-89

APPROVED BY: M. [Signature]

[Signature]
SIGNATURE



Valley Federal Plaza
225 North Fifth Street P.O. Box 400
Grand Junction, Colorado 81502-0400 (303) 242-1900

December 29, 1988

Dee DiFeo
3076 Colorado Ave.
Grand Junction, Co. 81504

RE: 1059 NORTH AVENUE, UNITS 3 AND 4

Dear Dee:

Parking consists of ¹⁹22 spaces. When equally divided, there are
5 1/2 spaces per unit. In the case of a double unit, parking
would calculate to be ~~N~~ spaces.

Sincerely,

A handwritten signature in cursive script that reads 'Homer N. Brown'.

HOMER N. BROWN
ASSISTANT VICE PRESIDENT

HB/ds

24-4577