

DATE SUBMITTED: 10/19/89

PERMIT # 34480

FEE no fee

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 1320 North Ave.

SQ. FT. OF ^{addition} BLDG: 400 sq ft

SUBDIVISION: —

SQ. FT. OF LOT: —

FILING # — BLK # — LOT # —

NUMBER OF FAMILY UNITS: —

TAX SCHEDULE NUMBER:
2945-123-00-071

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:
1

PROPERTY OWNER: Richard A. Scoviano

USE OF ALL EXISTING BUILDINGS:

ADDRESS: 1112 Bedford, N.J.

Big Cheese Pizza

PHONE: Lee Seelu - 245-9263

DESCRIPTION OF WORK AND INTENDED USE:
20' x 20' storage addition on back of building

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: PB

FLOODPLAIN: YES — NO X

SETBACKS: F — S — R —

GEOLOGIC HAZARD: YES — NO —

MAXIMUM HEIGHT: see files #27-89

CENSUS TRACT #: 6

PARKING SPACES REQ'D: #19-81

TRAFFIC ZONE: 31

LANDSCAPING/SCREENING: #19-81

SPECIAL CONDITIONS: Minor change

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.)

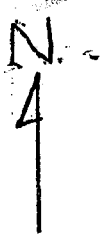
ANY LANDSCAPING REQUIRED BY THIS PERMIT SHALL BE MAINTAINED IN AN ACCEPTABLE AN HEALTHY CONDITION. THE REPLACEMENT OF ANY VEGETATION MATERIALS THAT DIE OR ARE IN AN UNHEALTHY CONDITION SHALL BE REQUIRED.

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: 10/19/89

Lee Seelu
SIGNATURE

APPROVED BY: Kathy Portner



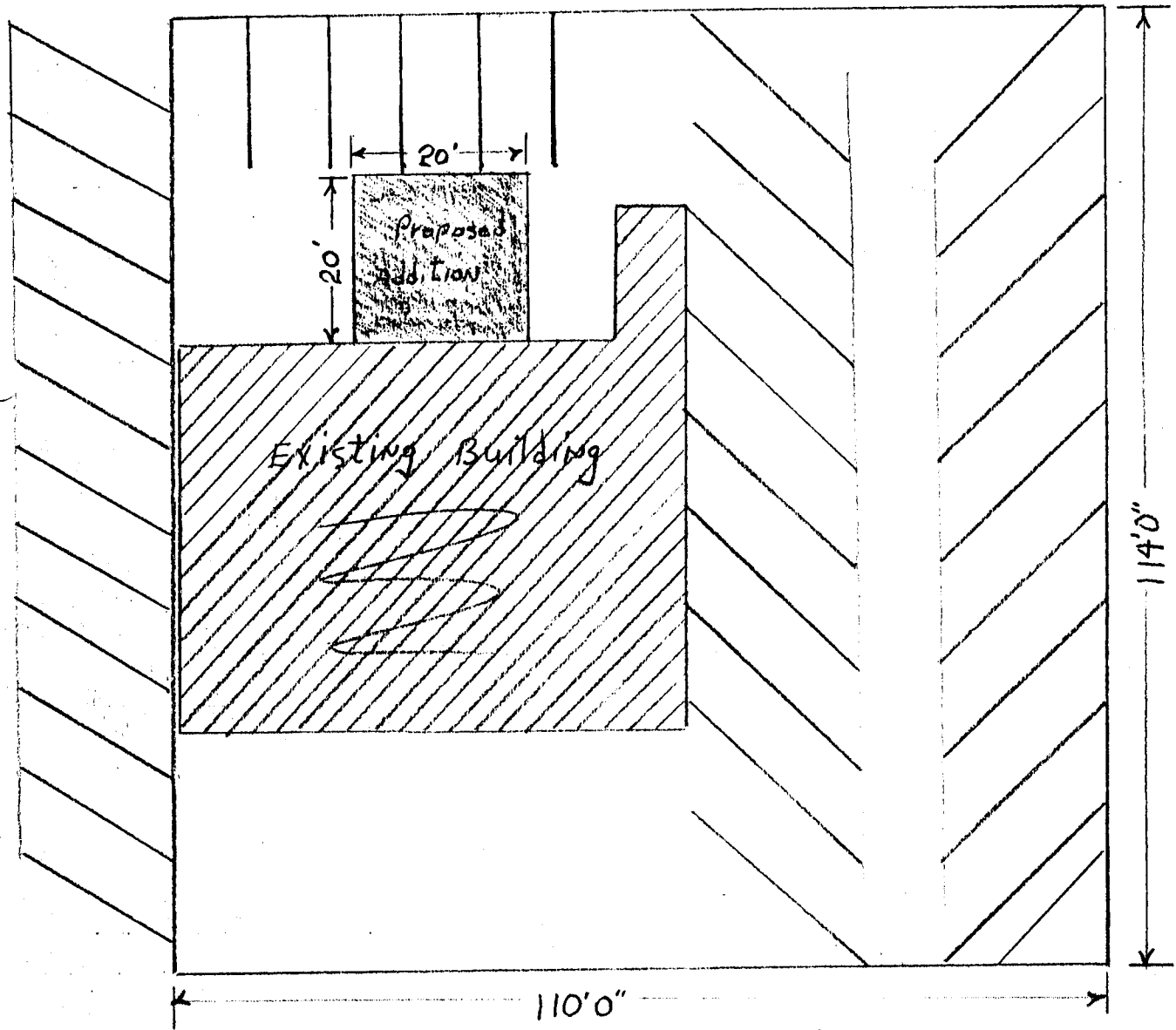
Big Cheese Pizzeria

2945-123-00-071
PB
#19-81

1" = 20'

ACCEPTED RP 10/19/89
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

← Alley →



110'0"
1320 North Ave.
Lot 071

← North Avenue →