

DATE SUBMITTED: April 10, 1990

PERMIT # 35688

FEE \$ 500

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 1234 N. 12th Street

SQ. FT. OF BLDG: _____

SUBDIVISION: DE VOE

SQ. FT. OF LOT: _____

PLING # _____ BLK # 1 LOT # 192

NUMBER OF FAMILY UNITS:

TAX SCHEDULE NUMBER:
2945-123-19-002

NUMBER OF BUILDINGS ON PARCEL
BEFORE THIS PLANNED CONSTRUCTION:
1

PROPERTY OWNER: Mr. ^{DICK} Waldref

USE OF ALL EXISTING BUILDINGS:

ADDRESS: 2520 Bookcliff Ave

RESTAURANT VACANT Bldg
Before that - TOP BANANA Printing
SUBMITTALS REQ'D: TWO (2) PLOT
PLANS SHOWING PARKING, LAND-
SCAPING, SETBACKS TO ALL PROPERTY
LINES, AND ALL STREETS WHICH ABUT
THE PARCEL.

PHONE: 245-6715

DESCRIPTION OF WORK AND INTENDED USE:
Interior Remodel to Restaurant
Interior Remodel - Change in Use

FOR OFFICE USE ONLY

ZONE: C-1

FLOODPLAIN: YES _____ NO _____

SETBACKS: F _____ S _____ R _____

GEOLOGIC HAZARD: YES _____ NO _____

MAXIMUM HEIGHT: _____

CENSUS TRACT #: 6

PARKING SPACES REQ'D: 14 Existing

TRAFFIC ZONE: 31

LANDSCAPING/SCREENING: _____

SPECIAL CONDITIONS: only 42 total
seating capacity allowed.

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: 4-10-90
APPROVED BY: [Signature]

[Signature]
SIGNATURE

243-9954

