

DATE SUBMITTED: April 12, 1990

PERMIT # 35608

FEE No Fee

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 421 Brach Dr.

SQ. FT. OF BLDG: 6000

SUBDIVISION: Pioneer Village South

SQ. FT. OF LOT: _____

FILING # _____ BLK # _____ LOT # 10

NUMBER OF FAMILY UNITS: /

TAX SCHEDULE NUMBER:
2945-153-03-010

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: _____

PROPERTY OWNER: Howard Family

USE OF ALL EXISTING BUILDINGS: _____

ADDRESS: 421 Brach Dr.

restaurant

PHONE: 242-8861

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:
expanding restaurant in existing space.

Interior Remodel - NO 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 #: 14

PARKING SPACES REQ'D: 80 needed

TRAFFIC ZONE: 96

LANDSCAPING/SCREENING: 99 Existing

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: April 12, 1990

Scott H
SIGNATURE

APPROVED BY: Dan [Signature]