

DATE SUBMITTED:

1-31-90

PERMIT #

35087

FEE

10.00

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS:

2560 N. AVE

SQ. FT. OF BLDG:

3346

SUBDIVISION:

N/A

SQ. FT. OF LOT:

—

FILING #

—

BLK #

—

LOT #

TAX SCHEDULE NUMBER:

2945-124-00-024

NUMBER OF BUILDINGS ON PARCEL

BEFORE THIS PLANNED CONSTRUCTION:

1

PROPERTY OWNER:

RAY Smith

USE OF ALL EXISTING BUILDINGS:

ADDRESS:

2003 220

~~RESTAURANT~~ Restaurant

PHONE:

243-3923

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.

Remodel

FOR OFFICE USE ONLY

ZONE:

D-1

FLOODPLAIN:

YES

NO

SETBACKS:

F N/A S 3' R 0'

GEOLOGIC

HAZARD:

YES

NO

MAXIMUM HEIGHT:

40'

CENSUS TRACT #:

6

PARKING SPACES REQ'D:

N/A

TRAFFIC ZONE:

31

LANDSCAPING/SCREENING:

N/A

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.

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:

2/1/90

APPROVED BY:

[Signature]

[Signature]
SIGNATURE

PAY-PAK

ELECTRIC & PLUMBING SUPPLIES

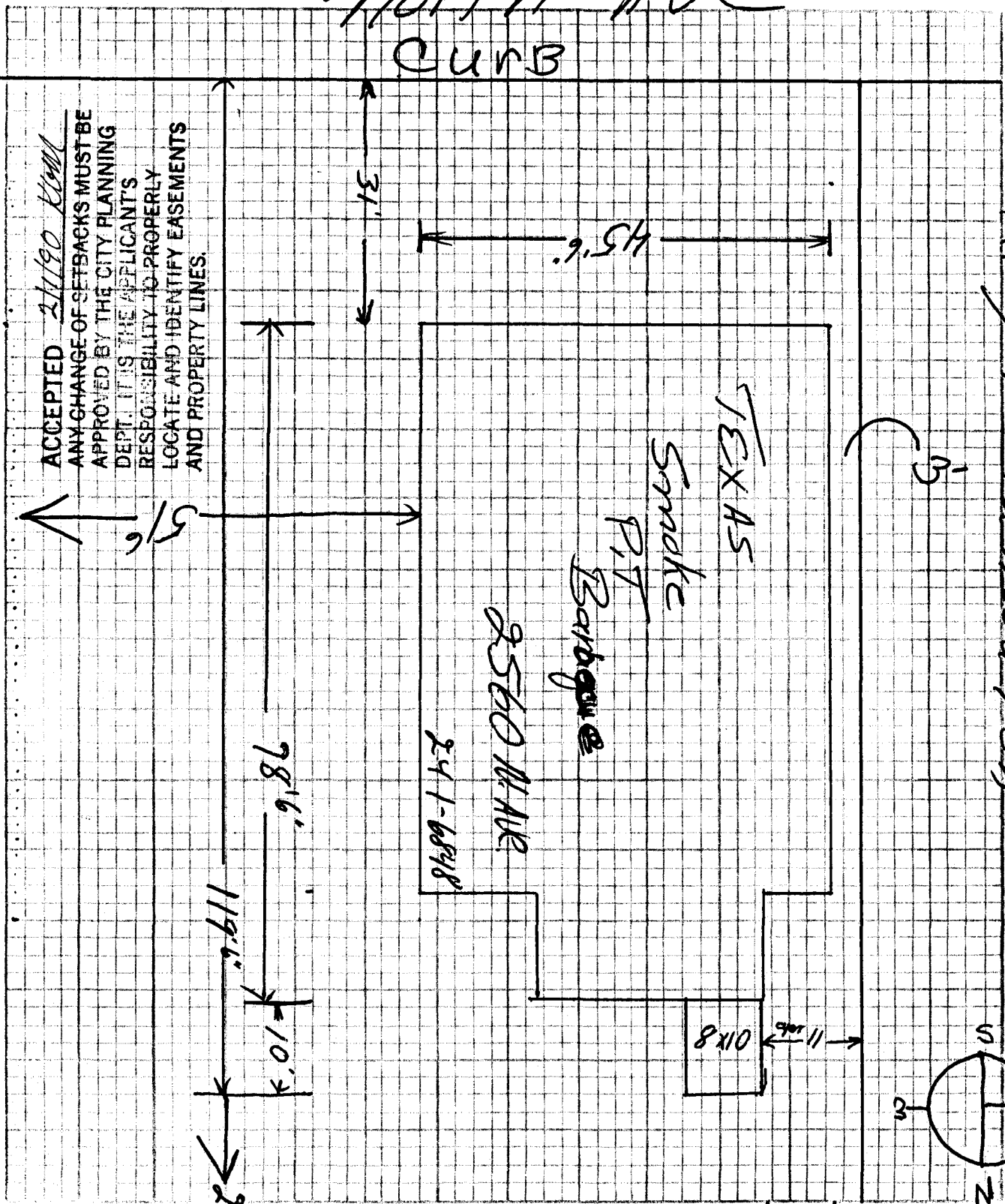
PLANNING SHEET

CUSTOMER NAME _____
 ADDRESS _____
 TELEPHONE NUMBER _____
 X CUSTOMER O.K. ON DRAWING

DATE _____
 STYLE OF CABINET _____
 COLOR OF CABINET _____

EACH SMALL SQUARE
 EQUALS 3 INCHES

1 FT. 2 FT. 3 FT. 4 FT. 5 FT. 6 FT. 7 FT. 8 FT. 9 FT. 10 FT. 11 FT. 12 FT. 13 FT. 14 FT.



□ = 2'