

DATE SUBMITTED: 11/20/91

PERMIT NO. 40491

FEE \$ no fee

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 2886 North Ave.

SQ. FT. OF BLDG: 2400 f²

SUBDIVISION _____

SQ. FT. OF LOT: 28,000 f²

FILING # _____ BLK # _____ LOT # _____

NO. OF FAMILY UNITS: N/A

TAX SCHEDULE # 2943,074,00,095

NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: _____

OWNER Miah Voone

USE OF EXISTING BUILDINGS:

ADDRESS 3043 E Road, GJ 081504

DESCRIPTION OF WORK AND INTENDED USE:
Set up equipments for chinese restaurant

TELEPHONE: 434 - 7616

REQUIRED: Two plot plans showing parking, landscaping, setbacks to all property lines, and all streets which abut the parcel.

FOR OFFICE USE ONLY

ZONE C-1

FLOODPLAIN: YES _____ NO

SETBACKS: FRONT _____

GEOLOGIC HAZARD: YES _____ NO

SIDE _____ REAR intentional

CENSUS TRACT: 6 TRAFFIC ZONE: 30

MAXIMUM HEIGHT _____

PARKING REQ'MT _____

LANDSCAPING/SCREENING REQUIRED: _____

SPECIAL CONDITIONS:
Interior - no change in use

Modifications to this Planning Clearance must be approved, in writing, by this Department. The structure approved by this application cannot be occupied until a Certificate of Occupancy 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.

Kathleen M. Portner
Department Approval

[Signature]
Applicant Signature

Date Approved

11-20-91
Date

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2 D Grand Junction Zoning & Development Code)