

DATE SUBMITTED: 1/29/91

PERMIT # 37858
FEE 5.00

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 2889 Nth. AVE. SQ. FT. OF ^{Unit} BLDG: 25' X 50'

SUBDIVISION: Spain Sub. SQ. FT. OF LOT: _____

FILING # _____ BLK # _____ ^{Unit} LOT # 6 NUMBER OF FAMILY UNITS: _____

TAX SCHEDULE NUMBER: 2943-181-05-022 NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 1

PROPERTY OWNER: Beate Metz USE OF ALL EXISTING BUILDINGS: restaurants & retail

ADDRESS: 2 Cognac Ct.

PHONE: 243-1362

DESCRIPTION OF WORK AND INTENDED USE: Int. Remodel, restaurant w/ol 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: C-1 FLOODPLAIN: YES _____ NO X

SETBACKS: F _____ S _____ R _____ GEOLOGIC HAZARD: YES _____ NO _____

MAXIMUM HEIGHT: Interior CENSUS TRACT #: 7

PARKING SPACES REQ'D: 10 spaces shown (38 seats) (38 spaces existing) TRAFFIC ZONE: 39

LANDSCAPING/SCREENING: Disturb SPECIAL CONDITIONS: see attached
unit 1, 2 - 9 spaces (Subway)
3 - 8 spaces (little boxes)
4 - 4 ft (Clothing store)
5 - empty
6 - 10 spaces (open)
7 - empty
8 - 3 spaces (Hing)
9 - 7 ft (bus stop)
parking allocation

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.

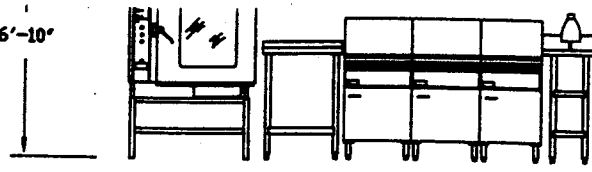
I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND THE ABOVE IS CORRECT AND I AGREE TO COMPLY WITH THE REQUIREMENTS ABOVE. FAILURE TO COMPLY SHALL RESULT IN LEGAL ACTION.

DATE APPROVED: 1/29/91

APPROVED BY: Kathy Porter

Chris [Signature]
SIGNATURE

6'-10"

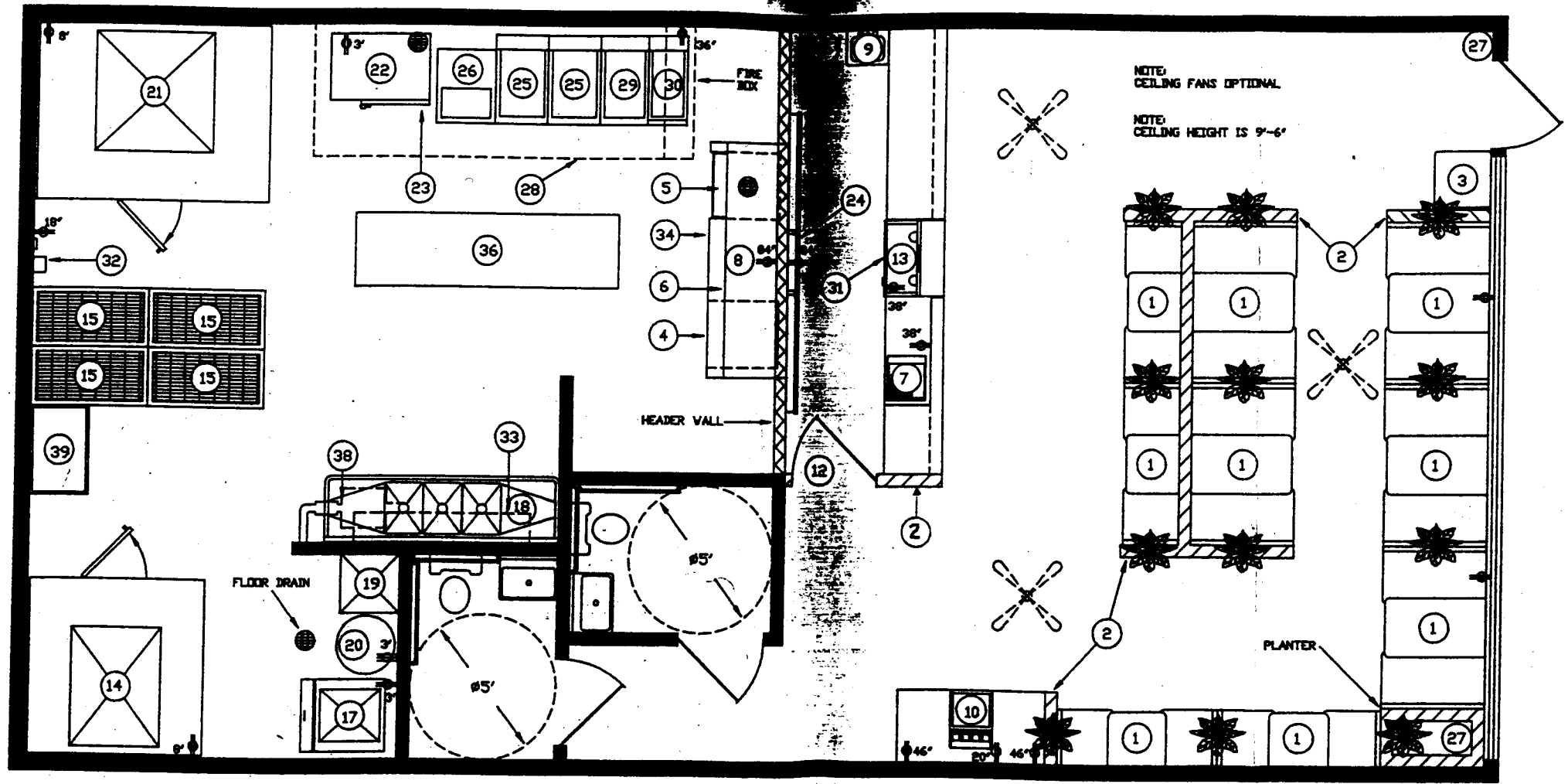


CAPTIVE-AIRE HOOD MODEL #3
WITH ALTO-SHAAM OVEN (MODEL 10-10)

(R)	CABINET FACING	WILSON ART	G.C.	G.C.	NO. 1511-B MANA (PLYWOOD SHELL)
(V)	WINDOW FRAME	EXISTING	G.C.	G.C.	
(V)	WAINSCOT BASE	USG-MARLITE		G.C.	NATURAL DAK 3
(FRP)	FIBERGLASS REINFORCED POLYESTER PANELS	USG-MARLITE		G.C.	F.R.P. A-1 ALMON
(S)	STAINLESS STEEL PANELS		G.C.	G.C.	AREA UNDER EXP
(P)	PAINTED WALLS & CEILINGS OR F.R.P.		G.C.	G.C.	BONE SEMI-GLDS WHITE FIBERGLA
(P)	PAINTED WALLS	BEN. MOORE	G.C.	G.C.	BEN MOORE SEMI-
(P)	PAINTED WALL	BEN. MOORE	G.C.	G.C.	BEN MOORE SEMI-
(FRP)	FIBERGLASS REINFORCED POLYESTER PANELS	USG-MARLITE		G.C.	F.R.P. A-1 ALMON

NOTE:

ALL WOOD INTERIOR DOORS SHOULD BE STAINED & POLYURATHANED (STAIN)
ALL METAL INTERIOR DOORS TO BE PAINTED BISON BROWN (PITTSBURG PA)



NOTE:
CEILING FANS OPTIONAL

NOTE:
CEILING HEIGHT IS 9'-6"

NOTE:

DO NOT SCALE DRAWINGS. DIMENSIONS AND SPECIFICATIONS AND/OR FRANCISEE TO THE IMMEDIATE FIELD REPRESENTATIVE.

DRAWINGS ARE FOR CONTRACTOR AND ENGINEER USE ONLY. CONTRACTOR AND ENGINEER ARE RESPONSIBLE FOR VERIFYING DIMENSIONS AND SPECIFICATIONS. DRAWINGS IF WRITTEN BY DESIGN DEPARTMENT.

THIS SET OF DRAWINGS IS THE PROPERTY OF THE COMPANY AND MUST BE RETURNED TO THE COMPANY UPON COMPLETION OF THE PROJECT.

NO CHANGES WITHOUT WRITTEN NOTIFICATION