

DATE SUBMITTED: 11/18/91

PERMIT NO. 40419

FEE \$ N/C

# PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 1133 Pallas Rd

SQ. FT. OF BLDG: \_\_\_\_\_

SUBDIVISION Village Fair Sub.

SQ. FT. OF LOT: \_\_\_\_\_

FILING # \_\_\_\_\_ BLK # \_\_\_\_\_ LOT # 4

NO. OF FAMILY UNITS: \_\_\_\_\_

TAX SCHEDULE # 2945-111-27-004

NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: \_\_\_\_\_

OWNER Edmond Mah

USE OF EXISTING BUILDINGS: Commercial

ADDRESS 744 W Welshue

DESCRIPTION OF WORK AND INTENDED USE: Interior remodel

TELEPHONE: 242 0297

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

### FOR OFFICE USE ONLY

ZONE \_\_\_\_\_ FLOODPLAIN: AF YES \_\_\_\_\_ NO \_\_\_\_\_  
 SETBACKS: FRONT \_\_\_\_\_ GEOLOGIC HAZARD: YES \_\_\_\_\_ NO \_\_\_\_\_  
 SIDE \_\_\_\_\_ REAR NO CENSUS TRACT: \_\_\_\_\_ TRAFFIC ZONE: \_\_\_\_\_  
 MAXIMUM HEIGHT \_\_\_\_\_ PARKING REQ'MT \_\_\_\_\_  
 LANDSCAPING/SCREENING REQUIRED: INTERIOR USE SPECIAL CONDITIONS: Carry-out restaurant - no seating inside

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.

Karl M. Mah  
Department Approval

Robert McClure  
Applicant Signature

11/18/91  
Date Approved

11/18/91  
Date

c/o 12/31/91

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