

DATE SUBMITTED: 8-26-92

2956/1
9/9/92 -
recheck
9/27/92
initial

PERMIT NO. 42649 ✓

FEE \$ No Fee

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 2010 N. Ave. ✓

SQ. FT. OF BLDG: 2000

SUBDIVISION _____

SQ. FT. OF LOT: 30,000

FILING # _____ BLK # 2 LOT # 7,8,9

NO. OF FAMILY UNITS: _____

TAX SCHEDULE # 294512425019 ✓

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

OWNER Westwind Investments

USE OF EXISTING BUILDINGS: Wendy's Rest.

ADDRESS 2505 West 10 Ave

TELEPHONE: 303/241/3214

DESCRIPTION OF WORK AND INTENDED USE: Remodel Bathroom to ADA Standards

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 55' centerline

GEOLOGIC HAZARD: YES _____ NO ✓

SIDE 0 REAR 100

CENSUS TRACT: 6 TRAFFIC ZONE: 31

MAXIMUM HEIGHT 40'

PARKING REQ'MT _____

LANDSCAPING/SCREENING REQUIRED: _____

SPECIAL CONDITIONS: _____

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.

Christina Maister
Department Approval

Ron L. Chert
Applicant Signature

8-26-92
Date Approved

8/26/92
Date

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