

DATE SUBMITTED: 9/9/92 9-92

PERMIT NO. 42805

FEE \$ 10.00

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 2812 N. AV.

SQ. FT. OF BLDG: 2915

SUBDIVISION _____

SQ. FT. OF LOT: .80 Ac.

FILING # _____ BLK # _____ LOT # _____

NO. OF FAMILY UNITS: _____

TAX SCHEDULE # 2943 073 00 122

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

OWNER B2 S2 Inc.

USE OF EXISTING BUILDINGS: _____

ADDRESS P.O. Box 2324

DESCRIPTION OF WORK AND INTENDED USE:

TELEPHONE: 505 327-3611

Commercial Restaurant

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-0

FLOODPLAIN: YES _____ NO X

SETBACKS: FRONT 55' to 4'

GEOLOGIC HAZARD: YES _____ NO X

SIDE 0 REAR 0

CENSUS TRACT: 6 TRAFFIC ZONE: 30

MAXIMUM HEIGHT 40

PARKING REQ'MT Per Site Plan

LANDSCAPING/SCREENING REQUIRED:

SPECIAL CONDITIONS:

Per Site Plan

No C.O. by Building or Planning until roadway complete and agreement conditions met.

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.

Walter F. Albrecht
Department Approval

[Signature]
Applicant Signature

9/10/92
Date Approved

9/10/92
Date

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