

DATE SUBMITTED: 3/31/93

PERMIT NO. 174497

FEE \$ 10.00 pd

# PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 811 S 7TH

SQ. FT. OF BLDG: 1368

SUBDIVISION N/A

SQ. FT. OF LOT: 30,000

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

NO. OF FAMILY UNITS: N/A

TAX SCHEDULE # 2945-231-00027  
026  
010  
011

NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 1

OWNER JULIO REYES

USE OF EXISTING BUILDINGS: RESTAURANT

ADDRESS 588 KIRBY LN.

DESCRIPTION OF WORK AND INTENDED USE: ADDITION - INTERIOR REMODEL

TELEPHONE: 434-3272

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

\*\*\*\*\*  
FOR OFFICE USE ONLY

ZONE I-2

FLOODPLAIN: YES \_\_\_\_\_ NO \_\_\_\_\_

SETBACKS: FRONT 35' &

GEOLOGIC HAZARD: YES \_\_\_\_\_ NO X

SIDE Ø REAR Ø

CENSUS TRACT: 8 TRAFFIC ZONE: 44

MAXIMUM HEIGHT 65'

PARKING REQ'MT 36 spaces

LANDSCAPING/SCREENING REQUIRED:

SPECIAL CONDITIONS: No C.O. until all landscaping, parking and other technical requirements of the Special Use Permit are met.

75% of first 5 feet + 5% of parking area (see attached plan)

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.

Kirsten K. [Signature]  
Department Approval

Julio Reyes  
Applicant Signature

3/31/92  
Date Approved

3/31/93  
Date

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

ACCEPTED K/A 3/3/95  
 ANY OTHER CHANGES MUST BE  
 APPROVED BY THE PLANNING  
 DEPARTMENT. ALL CHANGES  
 MUST BE IDENTIFIED PROPERLY  
 AND PROPERTY EASEMENTS  
 AND PROPERTY LINES.



Scale - 1/8" = 1'-0"  
 JIM COX

22 parking spaces  
 1600 sq ft landscaping provided  
 2450 sq ft paving required  
 (need another 35' width of landscaping area or make up 800 sq ft difference elsewhere on site)

811 5 71"