

DATE SUBMITTED: 7-7-93

PERMIT NO. 45686 ✓

FEE \$ No Fee
(PAID with Site PLAN Review)

Subway

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 115-W-Grand

SQ. FT. OF BLDG: 1600 48 Seating Capacity

SUBDIVISION Wilson

SQ. FT. OF LOT: _____

FILING # _____ BLK # 21 LOT # _____

NO. OF FAMILY UNITS: N/A

TAX SCHEDULE # 2945-154-01-013

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

OWNER SAJ Johnson

USE OF EXISTING BUILDINGS: CURRENTLY UNDER CONSTRUCTION

ADDRESS P.O. Box 1829

TELEPHONE: _____

DESCRIPTION OF WORK AND INTENDED USE: INTERIOR CONSTRUCTION of RESTAURANT

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

FOR OFFICE USE ONLY

ZONE C-2

FLOODPLAIN: YES _____ NO _____

SETBACKS: FRONT _____

GEOLOGIC HAZARD: YES _____ NO _____

SIDE _____ REAR _____

CENSUS TRACT: _____ TRAFFIC ZONE: _____

MAXIMUM HEIGHT _____

PARKING REQ'MT 160 spaces

LANDSCAPING/SCREENING REQUIRED: _____

SPECIAL CONDITIONS: (1 space per 3 seats)

SEE APPROVED LANDSCAPING PLAN for File # 68-93

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.

[Signature]
Department Approval

[Signature]
Applicant Signature

7-9-93
Date Approved

7-7-93
Date

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