

DATE SUBMITTED: 3-18-93

45028 ✓  
PERMIT NO. no permit

FEE \$ 10.00

# PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 1440 North Ave.

SQ. FT. OF BLDG: 27 x 30

SUBDIVISION \_\_\_\_\_

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

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

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

TAX SCHEDULE # 2945-123-21-014

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

OWNER McGovern Enterprises

USE OF EXISTING BUILDINGS: Pizza Hut

ADDRESS 200 Grant Ave., #315

TELEPHONE: 241-8515

DESCRIPTION OF WORK AND INTENDED USE: Storage + enclosure cooler

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

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

SETBACKS: FRONT 55'

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

SIDE 0' REAR 0'

CENSUS TRACT: 4 TRAFFIC ZONE: 31

MAXIMUM HEIGHT 40'

PARKING REQ'MT Existing

LANDSCAPING/SCREENING REQUIRED: existing

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.

M. Pity  
Department Approval  
3-18-93  
Date Approved

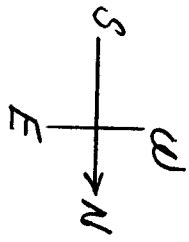
[Signature]  
Applicant Signature  
3-18-93  
Date

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

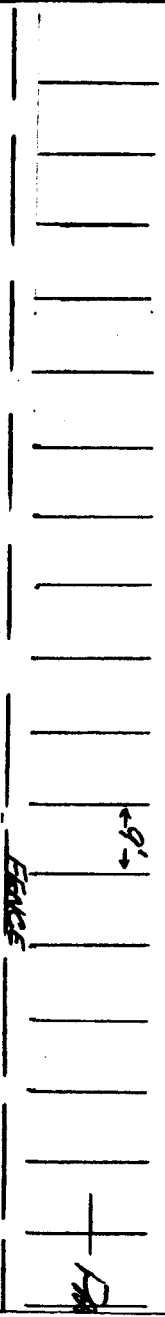
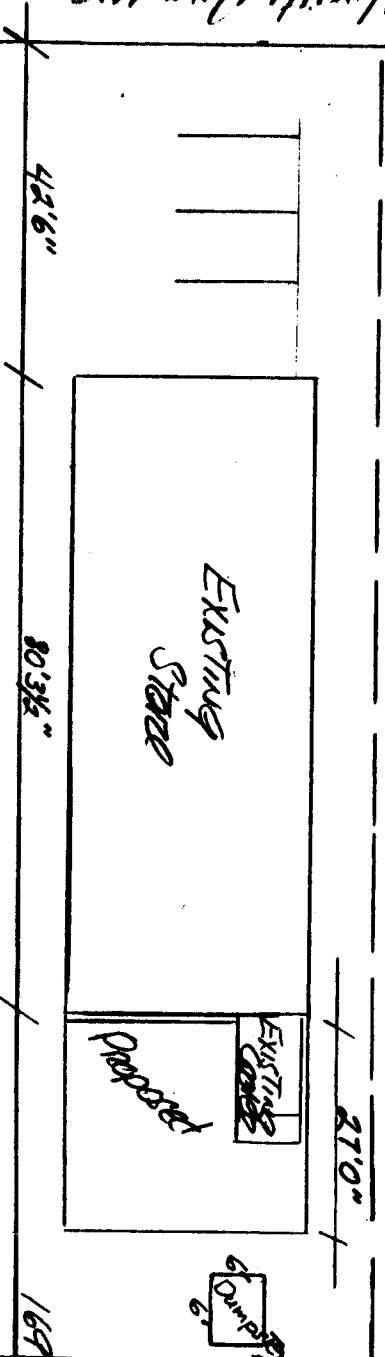
CO Issued 8-30-93

North Avenue

North Ave. Carb  
- UPGRADE LOT -



SCALE 1/8" = 30'



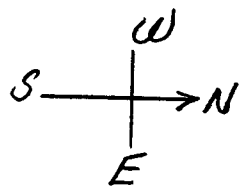
- Office Suites -

LOT SIZE  
27410"

48 Parking Spaces/Spaced

TAX # 2945-123-21

ACCEPTED MP 3-18-93  
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.



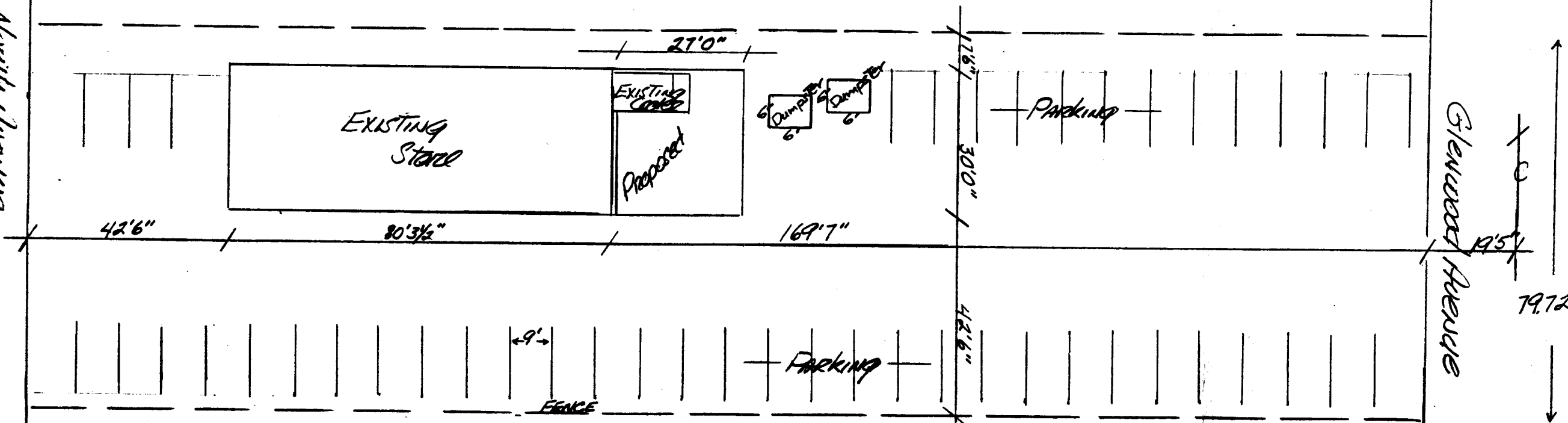
Scale 1/8" = 3'0"

North Ave. Curb

UNOCCUPIED LOT

Curb

North Avenue



Glenwood Avenue

79.72'

Office Spaces

Lot Size  
 79.12' x 274'0"

48 Parking Spaces/Spaced 9'0" APART

TAX # 2945-123-21-016

**KISENMAN CONSTRUCTION, INC.**  
 P. O. Box 1530  
 Palisade, CO 81526  
 3-18- ) 242-3471 (Rm.)

DATE SUBMITTED: 3/17/93

PERMIT NO. \_\_\_\_\_

FEE \$ 10.00

# PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 1440 North Ave. SQ. FT. OF BLDG: 17 x 30

SUBDIVISION Expansion Arcade Sub SQ. FT. OF LOT: 79.72' x 274'

FILING # \_\_\_\_\_ BLK # \_\_\_\_\_ LOT # 10413 NO. OF FAMILY UNITS: \_\_\_\_\_

TAX SCHEDULE # 2945-123-21-016 NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 1

OWNER McGovern Enterprises USE OF EXISTING BUILDINGS: PIZZA HUT

ADDRESS 205 Grand, Suite 315

TELEPHONE: 241-8515 DESCRIPTION OF WORK AND INTENDED USE: ENCLOSE STAIRS AREA

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

Designated  
FLOODPLAIN: YES \_\_\_\_\_ NO X

SETBACKS: FRONT 5.5'

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

SIDE 0 REAR 0

CENSUS TRACT: 10 TRAFFIC ZONE: 31

MAXIMUM HEIGHT 40

PARKING REQ'MT existing

LANDSCAPING/SCREENING REQUIRED:  
existing

SPECIAL CONDITIONS:  
\_\_\_\_\_

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Kathy Parker  
Department Approval

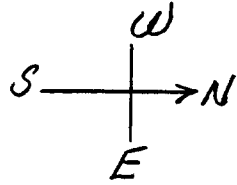
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Applicant Signature

3/17/93  
Date Approved

3-17-93  
Date

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

North Ave. Curb



Scale 1/8" = 3'0"

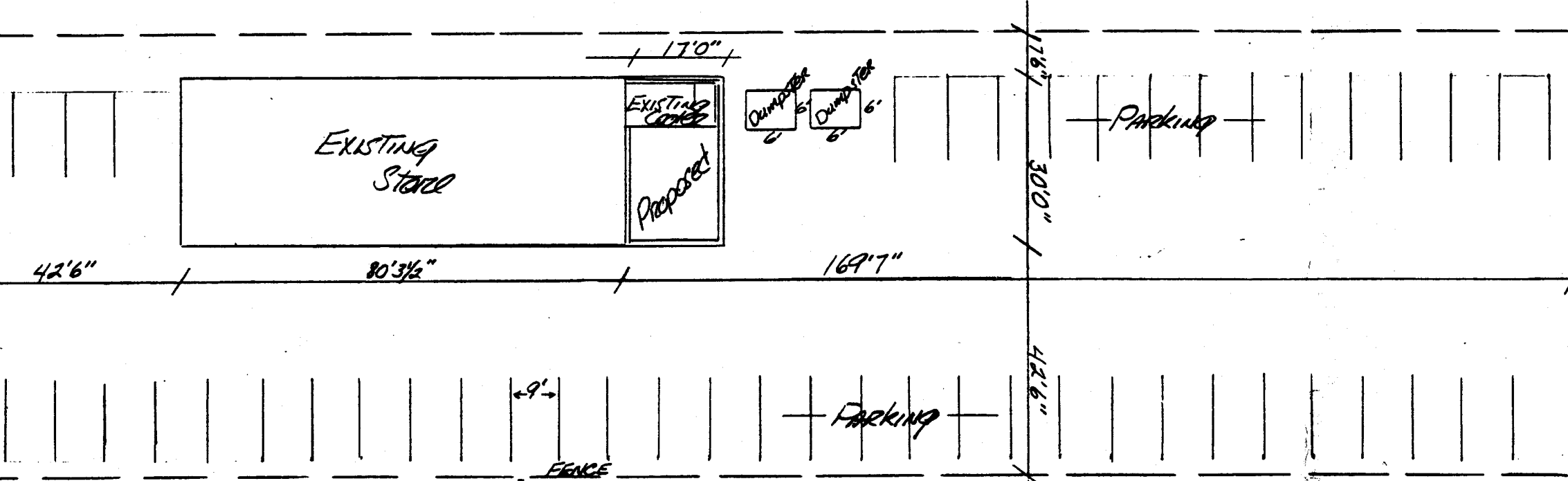
ACCEPTED *KP 3/17/93*  
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Curb

*Upfront Lot*

North Avenue

Glenwood Avenue



79.72

*Driveway Sides*

LOT SIZE  
274'0"

48 Parking Spaces / Spaced 9'0" APART

TAX # 2945-123-21-016

EISENMAN CONSTRUCTION, INC.  
P. O. Box 1530  
Pallade, CO 81526

3-14