

DATE SUBMITTED: 6-3-93

PERMIT NO. 45271 ✓

FEE \$ 10.00

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 120 North Ave

SQ. FT. OF BLDG: 6200 &

SUBDIVISION _____

SQ. FT. OF LOT: 17000 &

FILING # _____ BLK # _____ LOT # _____

NO. OF FAMILY UNITS: _____

TAX SCHEDULE # 2945 113 00 010

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

OWNER Family Purchase Rest, Inc

USE OF EXISTING BUILDINGS: Rest.

ADDRESS 3047 B R4

TELEPHONE: 434-6296

DESCRIPTION OF WORK AND INTENDED USE: Extend Front Parapet Six Feet For Wood

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 X

SIDE _____ REAR N/A

CENSUS TRACT: 14 TRAFFIC ZONE: 34

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.

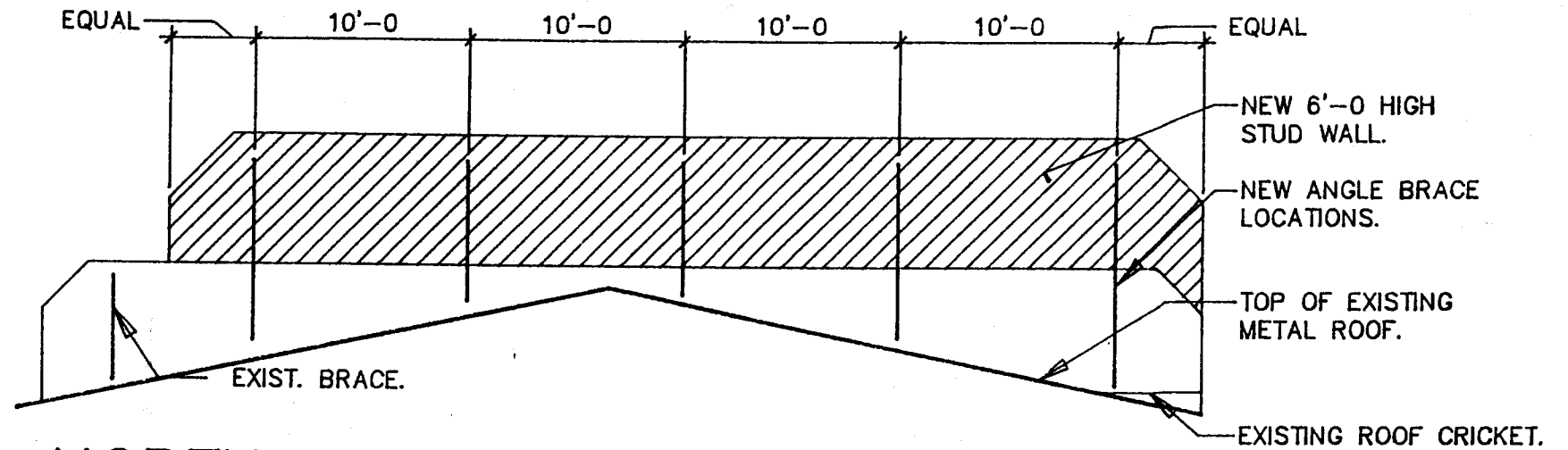
[Signature]
Department Approval

[Signature]
Applicant Signature

6/3/93
Date Approved

6/4/93
Date

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



NORTH ELEVATION NEW PARAPET 1/8"=1'-0"

PONDEROSA RESTAURANT
NEW FRONT PARAPET

RSC
ACCEPTED FOR CONSTRUCTION AND MUST BE
APPROVED BY THE CITY PLANNING
DEPARTMENT. CONTRACTORS MUST
LOCATE AND PROTECT ALL
RESIDENT AND UTILITY EASEMENTS
AND PROPERTY LINES.

LINDAUER, INC.
STRUCTURAL ENGINEERS
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GRAND JUNCTION, COLORADO 81508
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