

DATE SUBMITTED: 4-28-94 ✓

PERMIT NO. 48513  
FEE \$ N/C

# PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 1910 NORTH AVE  
SUBDIVISION ARCADIA VILLAGE  
FILING # #1 BLK # 6 LOT # 18419  
TAX SCHEDULE # ~~XXXXXXXXXX~~  
2945-124-25-012  
OWNER FAMILY RESTAURANTS INC  
ADDRESS 7555 N. HAMPTON AVE  
TELEPHONE: (303) - 745-5750

SQ. FT. OF BLDG: 4,500 SF  
SQ. FT. OF LOT: 40,700 SF  
NO. OF FAMILY UNITS: NA  
NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 1  
USE OF EXISTING BUILDINGS: RESTAURANT  
DESCRIPTION OF WORK AND INTENDED USE: SAME

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

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FOR OFFICE USE ONLY

ZONE C-1 FLOODPLAIN: YES \_\_\_\_\_ NO X  
SETBACKS: FRONT 55' GEOLOGIC HAZARD: YES \_\_\_\_\_ NO \_\_\_\_\_  
SIDE 0' REAR 0' CENSUS TRACT: 6 TRAFFIC ZONE: 31  
MAXIMUM HEIGHT 40' PARKING REQ'MT \_\_\_\_\_  
LANDSCAPING/SCREENING REQUIRED: \_\_\_\_\_ SPECIAL CONDITIONS: NO CHANGE IN USE  
INTERIOR REMODEL ONLY  
EXT. WORK IS ONLY ONE WINDOW

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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.

Ronnie Edwards  
Department Approval  
4-28-94  
Date Approved

[Signature]  
Applicant Signature  
4/28/94  
Date

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