

FEE \$	N/C - w/ Sign Permit
TCP \$	—
DRAINAGE FEE \$	—

BLDG PERMIT NO. 54745
FILE #

### PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)  
 Grand Junction Community Development Department

pc

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 811 So. 7th St. TAX SCHEDULE NO. 2945-231-00-026

SUBDIVISION — SQ. FT. OF PROPOSED BLDG(S)/ADDITION —

FILING — BLK — LOT — SQ. FT. OF EXISTING BLDG(S) 3276

(1) OWNER Julio Reyes NO. OF DWELLING UNITS  
 BEFORE: 0 AFTER: 0 CONSTRUCTION

(1) ADDRESS 811 So 7th St

(1) TELEPHONE 245-8392 NO. OF BLDGS ON PARCEL  
 BEFORE: 1 AFTER: 1 CONSTRUCTION

(2) APPLICANT Canvas Products USE OF ALL EXISTING BLDGS Restaurant

(2) ADDRESS 58025 Rd DESCRIPTION OF WORK & INTENDED USE:  
Awning

(2) TELEPHONE 242-1453

Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE L-2 Landscaping / Screening Required: YES NO

SETBACKS: Front Awning from Property Line (PL) Parking Req'mt —  
 or — from center of ROW, whichever is greater Special Conditions: —

Side — from PL Rear — from PL

Maximum Height —

Maximum coverage of lot by structures — CENS.T. 8 T.ZONE 44 ANNEX # —

Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department Director. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued by the Building Department (Section 307, Uniform Building Code). Required improvements in the public right-of-way must be guaranteed prior to issuance of a Planning Clearance. All other required site improvements must be completed or guaranteed prior to issuance of a Certificate of Occupancy. 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 is required by the G.J. Zoning and Development Code.

Four (4) sets of final construction drawings must be submitted and stamped by City Engineering prior to issuing the Planning Clearance. One stamped set must be available on the job site at all times.

I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations, or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant's Signature [Signature] Date 1-9-96

Department Approval [Signature] Date 1-11-96

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. N/A - in use

Utility Accounting [Signature] Date 1-11-96

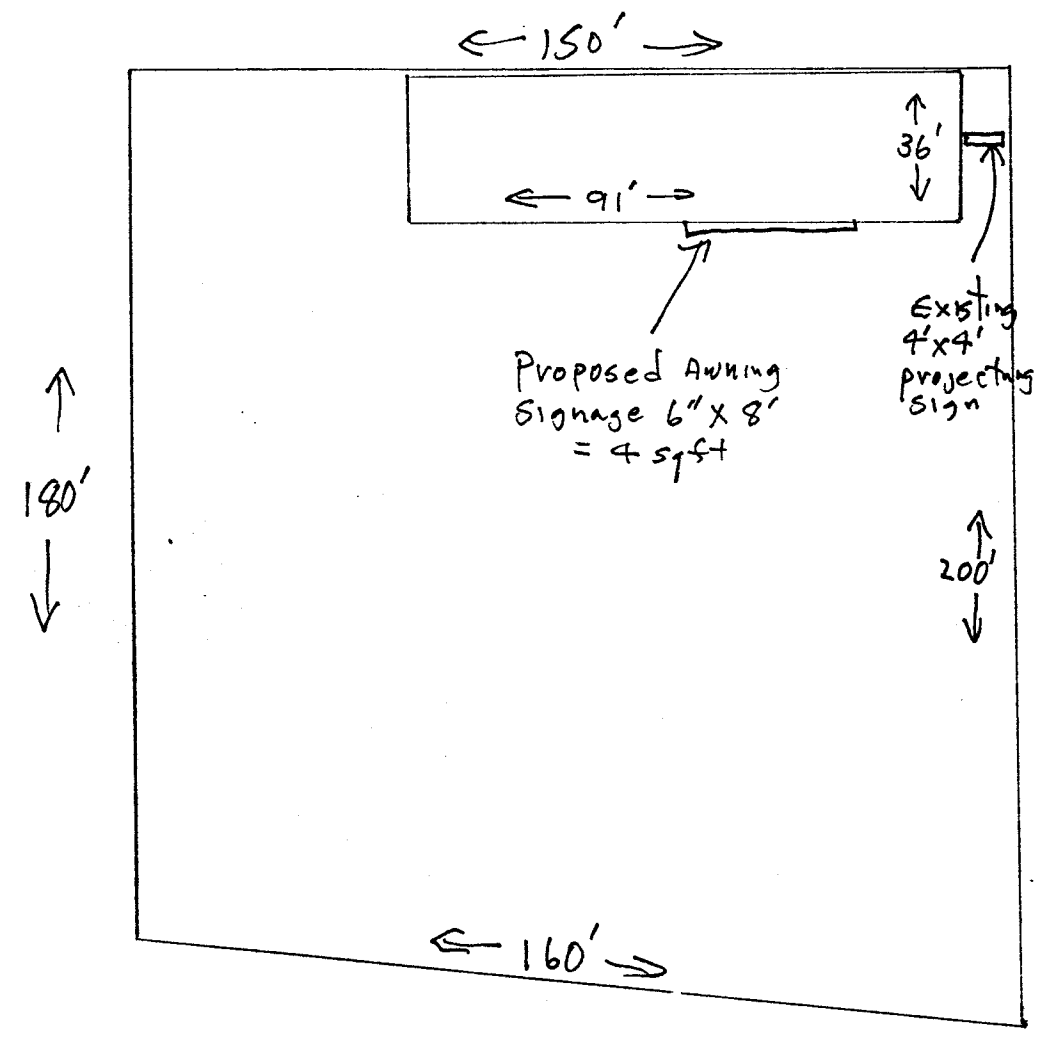
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

CANVAS PRODUCTS CO  
580 25 Road  
Grand Jet, Co 81505  
242-1453  
Tom Dykstra

Los Reyes Restaurant  
811 South 7th St  
GJ, Co 81501  
245-8392  
Julio Reyes

Site Plan



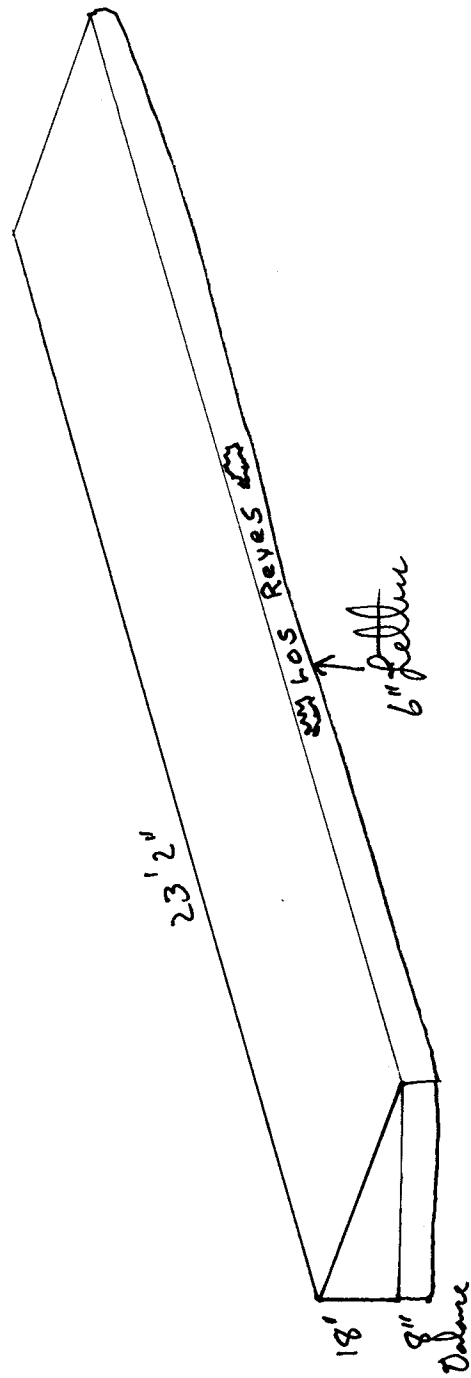
7th Street

ACCEPTED *Ronnie 1/1/96*  
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO CORRECTLY LOCATE AND IDENTIFY SETBACKS AND PROPERTY LINES.

North

CAVAS Products  
580 325 Road  
GJ, Co 81508  
242-1453  
Cm Dykstra

Los Reyes Restaurant  
811 So 7th St.  
GJ, Co 81501  
245-8392  
Julio Reyes



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