

# 3001-2780-075  
BLDG PERMIT NO. 51165

FEE \$

TCP \$1770

**PLANNING CLEARANCE**  
(Single Family Residential and Accessory Structures)  
Grand Junction Community Development Department



3001-2780-075 THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2571 Hwy 6450 TAX SCHEDULE NO. 2945-151-00-095  
 SUBDIVISION \_\_\_\_\_ SQ. FT. OF PROPOSED BLDG(S)/ADDITION ~~3120~~ 3120  
 FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT \_\_\_\_\_ SQ. FT. OF EXISTING BLDG(S) 1-3120  
 (1) OWNER David S. McDonald NO. OF DWELLING UNITS  
 BEFORE: \_\_\_\_\_ AFTER: \_\_\_\_\_ THIS CONSTRUCTION  
 (1) ADDRESS 2571 Hwy 6450  
 (1) TELEPHONE 245-0912 NO. OF BLDGS ON PARCEL  
 BEFORE: \_\_\_\_\_ AFTER: \_\_\_\_\_ THIS CONSTRUCTION  
 (2) APPLICANT F.D.D. USE OF EXISTING BLDGS \_\_\_\_\_  
 (2) ADDRESS 552 25 100d DESCRIPTION OF WORK AND INTENDED USE: \_\_\_\_\_  
 (2) TELEPHONE 243-4692 50-seat diner

REQUIRED: Two (2) plot plans, on 8 1/2" x 11" paper, showing all existing and proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, and all easements and rights-of-way which abut the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE C-1 Maximum coverage of lot by structures \_\_\_\_\_  
 SETBACKS: Front \_\_\_\_\_ from property line (PL) or  
 \_\_\_\_\_ from center of ROW, whichever is greater  
 Parking Req'mt \_\_\_\_\_  
 Side 0 from PL Rear 0 from PL Special Conditions \_\_\_\_\_  
 Maximum Height \_\_\_\_\_ see #193-94  
 CENSUS TRACT \_\_\_\_\_ TRAFFIC ZONE \_\_\_\_\_

Modifications to this Planning Clearance must be approved, in writing, by the Director of the Community Development Department. 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 305, Uniform Building Code).

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 Signature [Signature] Date 1-23-95  
 Department Approval [Signature] Date 1-23-95

Additional water and/or sewer tap fee(s) are required: YES  NO \_\_\_\_\_ W/O No. 8100-50 seat restaurant  
 Utility Accounting Millie Fowler Date 2-2-95

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

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