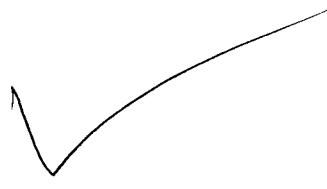


FEE \$	5 ⁰⁰
TCP \$	—

BLDG PERMIT NO. 56404

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



1006-1650-11-4 THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS	701 MAIN ST	TAX SCHEDULE NO.	2945-144-20-002
SUBDIVISION	—	SQ. FT. OF PROPOSED BLDG(S)/ADDITION	—
FILING	— BLK 115 LOT 6-10	SQ. FT. OF EXISTING BLDG(S)	—
(1) OWNER	Mary Donlan	NO. OF DWELLING UNITS	—
(1) ADDRESS	Glenwood Springs	BEFORE: — AFTER: —	THIS CONSTRUCTION
(1) TELEPHONE	—	NO. OF BLDGS ON PARCEL	—
(2) APPLICANT	Charles Campbell	BEFORE: — AFTER: —	THIS CONSTRUCTION
(2) ADDRESS	291 Chinle Ct.	USE OF EXISTING BLDGS	retail / espresso bar
(2) TELEPHONE	241-8030-241-4613	DESCRIPTION OF WORK AND INTENDED USE:	Salad Bar ect.

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 about the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE	B-3	Maximum coverage of lot by structures	—
SETBACKS: Front	— from property line (PL)	Parking Req'mt	—
or	— from center of ROW, whichever is greater	Special Conditions	Interior Only
Side	— from PL		
Rear	— from PL		
Maximum Height	—	CENS.T.	2 T.ZONE 41 ANNX#

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	<i>Charles Campbell</i>	Date	10/12/95
Department Approval	<i>Lonnie Edwards</i>	Date	10/12/95

Additional water and/or sewer tap fee(s) are required: YES ___ NO W/O No. N/A - Curr EQH 1.0 is sufficient for use

Utility Accounting Millie Fowler Date 10-12-95

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)