

FEE \$ PJ W/ SPR

BLDG PERMIT NO.

# PLANNING CLEARANCE

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

1006-0790-03-6 THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 401 Main St. TAX SCHEDULE NO. 2945-143-21-003  
 SUBDIVISION \_\_\_\_\_ SQ. FT. OF PROPOSED BLDG(S)/ADDITION 864  
 FILING \_\_\_\_\_ BLK 118 LOT 3 SQ. FT. OF EXISTING BLDG(S) 2136  
 (1) OWNER Heirs of James Purcell NO. OF DWELLING UNITS  
 BEFORE: \_\_\_\_\_ AFTER: \_\_\_\_\_ THIS CONSTRUCTION  
 (1) ADDRESS 207 Country Club Park  
 NO. OF BLDGS ON PARCEL  
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION  
 (2) APPLICANT Seon Howard USE OF EXISTING BLDGS frame shop.  
 (2) ADDRESS 401 Main St. DESCRIPTION OF WORK AND INTENDED USE: pour slab  
 (2) TELEPHONE 245-2111 and use as outdoor dining.

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) or  
25' from center of ROW, whichever is greater Parking Req'mt 1 space per 3 seats  
 Side 0 from PL Rear 0 from PL Special Conditions \_\_\_\_\_  
 Maximum Height 40' CENSUS TRACT 1 TRAFFIC ZONE 72

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 Seon Howard Date 4-24-95  
 Department Approval Mike Pelloni Date 9/25/95

Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO  W/O No. N/A current 26.88 covers new seating  
 Utility Accounting Miller Fowler Date 9-25-95

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)