

FEE \$

BLDG PERMIT NO.

# PLANNING CLEARANCE

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

**THIS SECTION TO BE COMPLETED BY APPLICANT**

BLDG ADDRESS 525 North Ave TAX SCHEDULE NO. 2945-141-03-009

SUBDIVISION City of Grand Junction SQ. FT. OF PROPOSED BLDG(S)/ADDITION 380  
*Deck*

FILING  BLK 4 LOT 4-6 SQ. FT. OF EXISTING BLDG(S) 612

(1) OWNER ALVIN MAYO NO. OF DWELLING UNITS  
BEFORE:  AFTER:  THIS CONSTRUCTION

(1) ADDRESS 2472 H Road NO. OF BLDGS ON PARCEL  
BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) TELEPHONE 245-2785 USE OF EXISTING BLDGS RESTAURANT

(2) APPLICANT Steve ALPERT DESCRIPTION OF WORK AND INTENDED USE: \_\_\_\_\_

(2) ADDRESS 2117 Zion Rd GJ 91503 Redwood Deck for Eating

(2) TELEPHONE 303-245-5107

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 \_\_\_\_\_ Maximum coverage of lot by structures \_\_\_\_\_

SETBACKS: Front \_\_\_\_\_ from property line (PL) or \_\_\_\_\_ from center of ROW, whichever is greater Parking Req'mt \_\_\_\_\_

Side \_\_\_\_\_ from PL Rear \_\_\_\_\_ from PL Special Conditions \_\_\_\_\_

Maximum Height \_\_\_\_\_ 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 Steve Alpert Date 3/22/95

Department Approval \_\_\_\_\_ Date \_\_\_\_\_

Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO \_\_\_\_\_ W/O No. \_\_\_\_\_

Utility Accounting \_\_\_\_\_ Date \_\_\_\_\_

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)