

FEE \$ Paid with  
TCP \$ 0

SUP 95-99

### PLANNING CLEARANCE

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

**THIS SECTION TO BE COMPLETED BY APPLICANT**

BLDG ADDRESS 2450 North Ave TAX SCHEDULE NO. 2045-124-23-012

SUBDIVISION \_\_\_\_\_ SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1100

FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT \_\_\_\_\_ SQ. FT. OF EXISTING BLDG(S) 0

(1) OWNER Esposito Food Sales NO. OF DWELLING UNITS  
BEFORE: 0 AFTER: 0 THIS CONSTRUCTION

(1) ADDRESS 1821 Avenida Ave  
6665 California Ave

(1) TELEPHONE Ca. 92240 NO. OF BLDGS ON PARCEL  
BEFORE: 1 AFTER: 2 THIS CONSTRUCTION

(2) APPLICANT Jack E. Cantrell USE OF EXISTING BLDGS Future sales 1100 sq ft  
Temporary Bldg 7/1/95 - 12/31/95

(2) ADDRESS 1300 W. 31st St #211 DESCRIPTION OF WORK AND INTENDED USE:  
No Restroom Addition.

(2) TELEPHONE 970-242-4471 Farmers Market

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

Side 10 from PL Rear \_\_\_\_\_ from PL Special Conditions SUP 95-99

Maximum Height \_\_\_\_\_ CENS.T. 7 T.ZONE 31 ANN# \_\_\_\_\_

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 Jack E. Cantrell Date 6/20/95

Department Approval Mike Pelletier Date 6/20/95

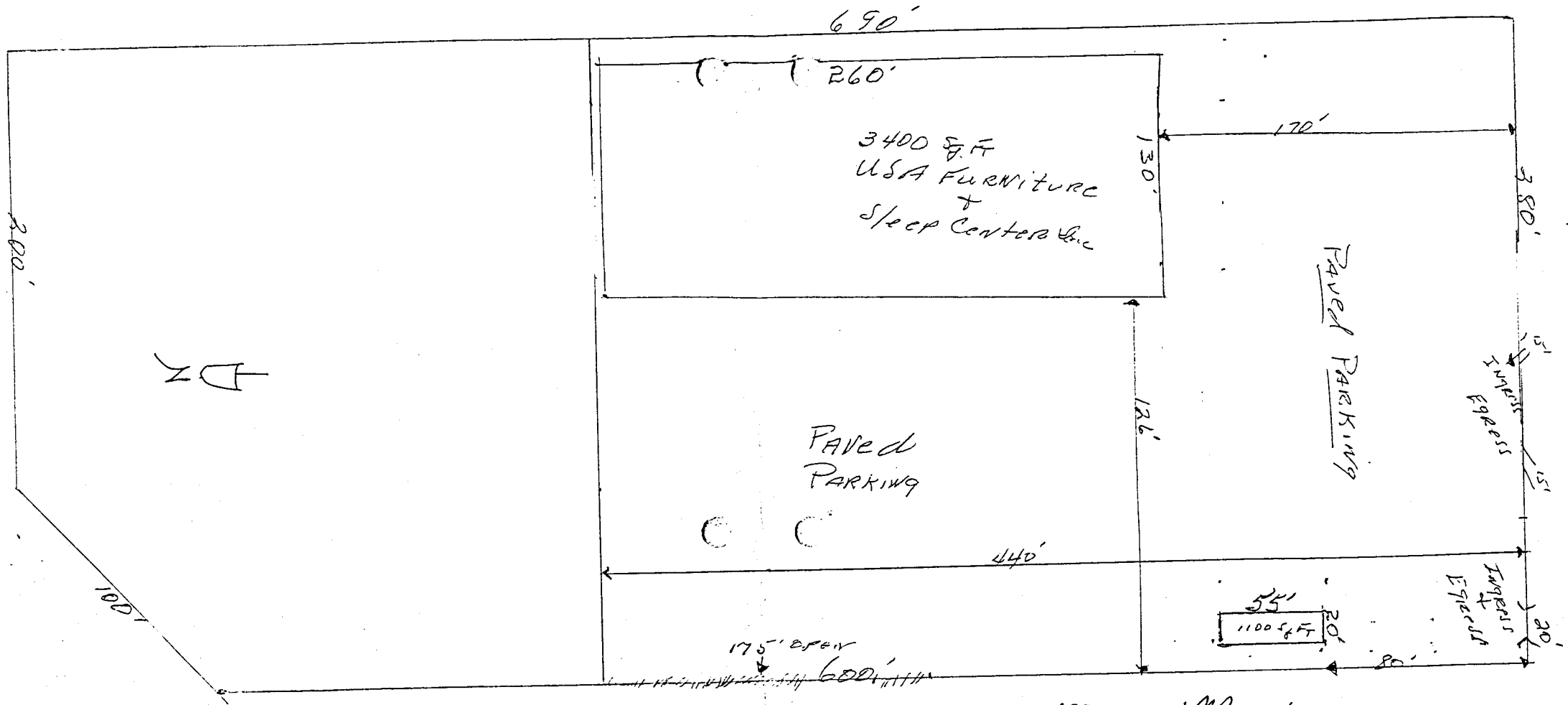
Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO X W/O No. \_\_\_\_\_

Utility Accounting Jackie S. Berry Date 6/20/95

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)

28 RD



ACCEPTED YMP 6/20/95  
 ANY CHANGE OF SETBACKS MUST BE  
 APPROVED BY THE CITY PLANNING  
 DEPT. IT IS THE APPLICANT'S  
 RESPONSIBILITY TO PROPERLY  
 LOCATE AND IDENTIFY EASEMENTS  
 AND PROPERTY LINES.

1" = 50'

SWP - 95-99

Original Return  
 Do NOT Remove  
 From Office