

FEE \$ paid

BLDG PERMIT NO. _____

Drainage fee - \$1,124.02
TCP - \$2,383.15
Op. space fee - \$3,950

PLANNING CLEARANCE

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

3017-0705
VPC
HCP

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 1125 ~~1125~~ PATTERSON
SUBDIVISION VILLAGE FAIR SUB.
FILING 1 BLK 1 LOT 5
(1) OWNER D.J.S. FOODS
(1) ADDRESS 2467 COMMERCE BLVD.
(1) TELEPHONE 434-5078
(2) APPLICANT SUN KING MGMT. CORP.
(2) ADDRESS P.O. Box 3299 G.J. CO
(2) TELEPHONE 245-9173

TAX SCHEDULE NO. 2945-111-27-005
SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1512 #
SQ. FT. OF EXISTING BLDG(S) N/A
NO. OF DWELLING UNITS N/A
BEFORE: _____ AFTER: _____ THIS CONSTRUCTION
NO. OF BLDGS ON PARCEL
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
USE OF EXISTING BLDGS N/A
DESCRIPTION OF WORK AND INTENDED USE: New BUILDING SUB SANDWICH SHOP

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 PB
SETBACKS: Front _____ from property line (PL) or _____ from center of ROW, whichever is greater
Side _____ from PL Rear _____ from PL
Maximum Height _____

see pld # 213-94

Maximum coverage of lot by structures _____
Parking Req'mt _____
Special Conditions pld # 213-94
CENSUS TRACT 5 TRAFFIC ZONE 27

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 Jody Mott Date 5/2/95
Department Approval Kathy Porter Date 8/10/95

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 8526 - FAST FOOD RESTAURANT
Utility Accounting Mellie Fowler Date 8-10-95

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)