

FEE \$	10 <sup>00</sup>
TCP \$	0

BLDG PERMIT NO. 56357

1004-0260-10-0

### PLANNING CLEARANCE

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

**THIS SECTION TO BE COMPLETED BY APPLICANT**

BLDG ADDRESS 159 COLO TAX SCHEDULE NO. 2945-143-25-003  
 SUBDIVISION    SQ. FT. OF PROPOSED BLDG(S)/ADDITION 20.95 SQ FT  
 FILING    BLK    LOT    SQ. FT. OF EXISTING BLDG(S)   0    
 (1) OWNER Robert Miller NO. OF DWELLING UNITS  
 BEFORE:    AFTER:    THIS CONSTRUCTION  
 (1) ADDRESS 3494 FWARD  
 (1) TELEPHONE 464 5763 NO. OF BLDGS ON PARCEL  
 BEFORE:    AFTER:    THIS CONSTRUCTION  
 (2) APPLICANT Robert Miller USE OF EXISTING BLDGS RESTAURANT  
 (2) ADDRESS 3494 FWARD DESCRIPTION OF WORK AND INTENDED USE: SMOKE  
 (2) TELEPHONE 464 5763 FOR COOKING

**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 20' from property line (PL) Parking Req'mt     
 or 25' from center of ROW, whichever is greater  
 Side 0' from PL Rear 0' from PL Special Conditions     
 Maximum Height 40' CENSUS TRACT 1 TRAFFIC ZONE 43

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 Robert Miller Date 6-5-96  
 Department Approval Marcia Rabideaux Date 6-5-96

Additional water and/or sewer tap fee(s) are required: YES    NO X W/O No. No Change in  
 Utility Accounting Miller Fowler Date 6-5-96 Current EQU 6.33

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)

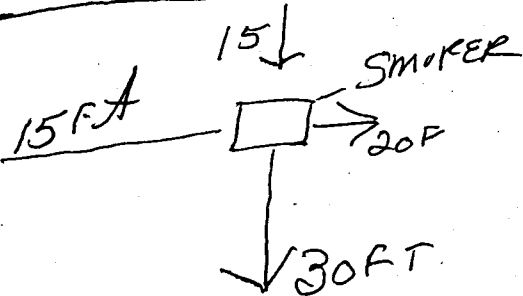
C010 A03

PARKING LOT

BLO -

28th AVE

ACCEPTED MM 6-5-96  
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.



ALLEY