

FEE \$	<u>500</u>
TCP \$	<u>—</u>

BLDG PERMIT NO.	<u>55945</u>
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PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
 Grand Junction Community Development Department

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 757 Horizon Dr TAX SCHEDULE NO. 2701-361-22-025
 SUBDIVISION Crossroads Colorado West SQ. FT. OF PROPOSED BLDG(S)/ADDITION —
 FILING Replat BLK 2 LOT 5 SQ. FT. OF EXISTING BLDG(S) —
 (1) OWNER Henry Walteuschid NO. OF DWELLING UNITS
 BEFORE: — AFTER: — THIS CONSTRUCTION
 (1) ADDRESS 2310 I Rd
 (1) TELEPHONE 241 8738 NO. OF BLDGS ON PARCEL —
 BEFORE: — AFTER: — THIS CONSTRUCTION
 (2) APPLICANT Canvas Products USE OF EXISTING BLDGS Restaurant
 (2) ADDRESS 580 25 Rd DESCRIPTION OF WORK AND INTENDED USE:
 (2) TELEPHONE 242-1953 Recover and add light fixtures

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 HO Maximum coverage of lot by structures —
 SETBACKS: Front — from property line (PL) Parking Req'mt —
 or — from center of ROW, whichever is greater Special Conditions —
 Side — from PL Rear — from PL
 Maximum Height — CENSUS TRACT 16 TRAFFIC ZONE 15

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 [Signature] Date 4-29-76
 Department Approval Ronnie Edwards Date 4-29-96

ditional water and/or sewer tap fee(s) are required: YES — NO ✓ W/O No. 3021-0913-01-5
 Utility Accounting [Signature] Date —

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)