

FEE \$ 10⁰⁰
TCP \$ 0

BLDG PERMIT NO. 59242

PLANNING CLEARANCE

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2440 Hwy 6⁵⁰ TAX SCHEDULE NO. 2945-092-10-016
SUBDIVISION Mesa Mall Minor SQ. FT. OF PROPOSED BLDG(S)/ADDITION 240
FILING --- BLK --- LOT sub lot³⁴ SQ. FT. OF EXISTING BLDG(S) 7200
(1) OWNER Mesa Mall NO. OF DWELLING UNITS
BEFORE: --- AFTER: --- THIS CONSTRUCTION
(1) ADDRESS 2424 Hwy 6⁵⁰
(1) TELEPHONE 242-0008 NO. OF BLDGS ON PARCEL
BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
(2) APPLICANT Junct'n' Ribs USE OF EXISTING BLDGS Restaurant
DBO Bonnet 1332
(2) ADDRESS 2440 Hwy 6⁵⁰ DESCRIPTION OF WORK AND INTENDED USE: slab for smoker
(2) TELEPHONE 256-7427

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 H.O. 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 15' from PL Rear 15' from PL
Maximum Height 65'
CENSUS TRACT 9 TRAFFIC ZONE 9

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 2-24-97
Department Approval [Signature] Date 2-24-97

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

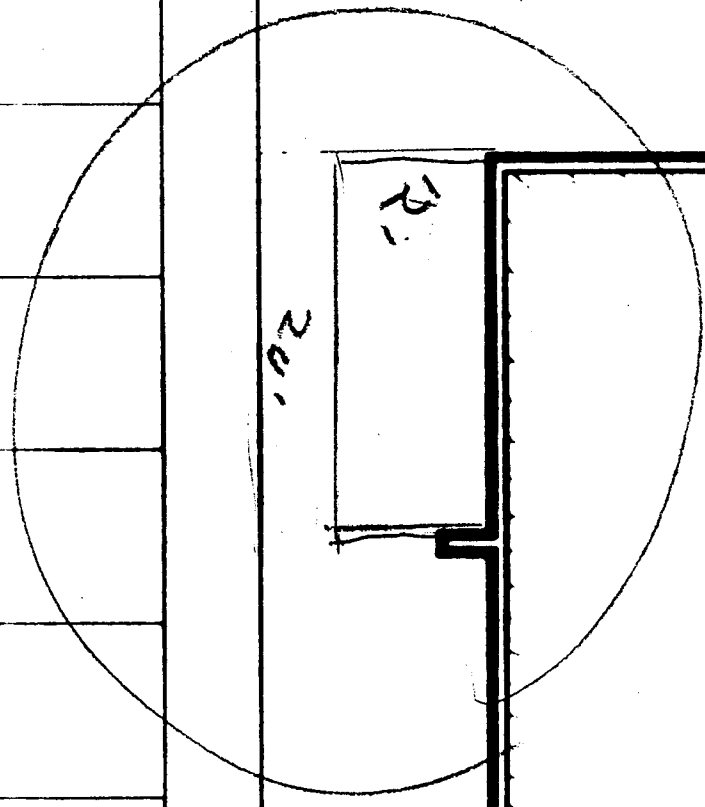
Utility Accounting [Signature] Date 2-24-97

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)



15 SPACES



20'

12'

Proposed
Adaptation

ACCEPTED *SLC* per *MTD* 2/24/97
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.

BUILDING

