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BLDG PERMIT NO. 00425

Comm

PLANNING CLEARANCE

~~(Single Family Residential and Accessory Structures)~~
Community Development Department

BLDG ADDRESS 757 HWY 50 TAX SCHEDULE NO. 2945-261-23-014
 SUBDIVISION Benton Canons Add. to SQ. FT. OF PROPOSED BLDG(S)/ADDITION 4x9
0. m. N.
 FILING - BLK - LOT 15-19 SQ. FT. OF EXISTING BLDG(S) 25 x 33
 (1) OWNER SOMBAT BECKER NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 0 THIS CONSTRUCTION
 (1) ADDRESS 757 HWY 50
 NO. OF BLDGS ON PARCEL
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) TELEPHONE 970-255 8444
 (2) APPLICANT _____ USE OF EXISTING BLDGS restaurant
 (2) ADDRESS SAME DESCRIPTION OF WORK AND INTENDED USE:
 (2) TELEPHONE _____ exterior closet only

REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, driveway location & width & all easements & 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 35%
 SETBACKS: Front _____ from property line (PL)
 or 65 from center of ROW, whichever is greater Parking Req'mt _____
 Side 15' from PL Rear 15' from PL Special Conditions _____
 Maximum Height 65'
 CENSUS 13 TRAFFIC 87 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 Sombat Becker Date 8-5-98
 Department Approval Ronnie Edwards Date 8-5-98

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

Utility Accounting R. Raymond Date 8/5/98

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)

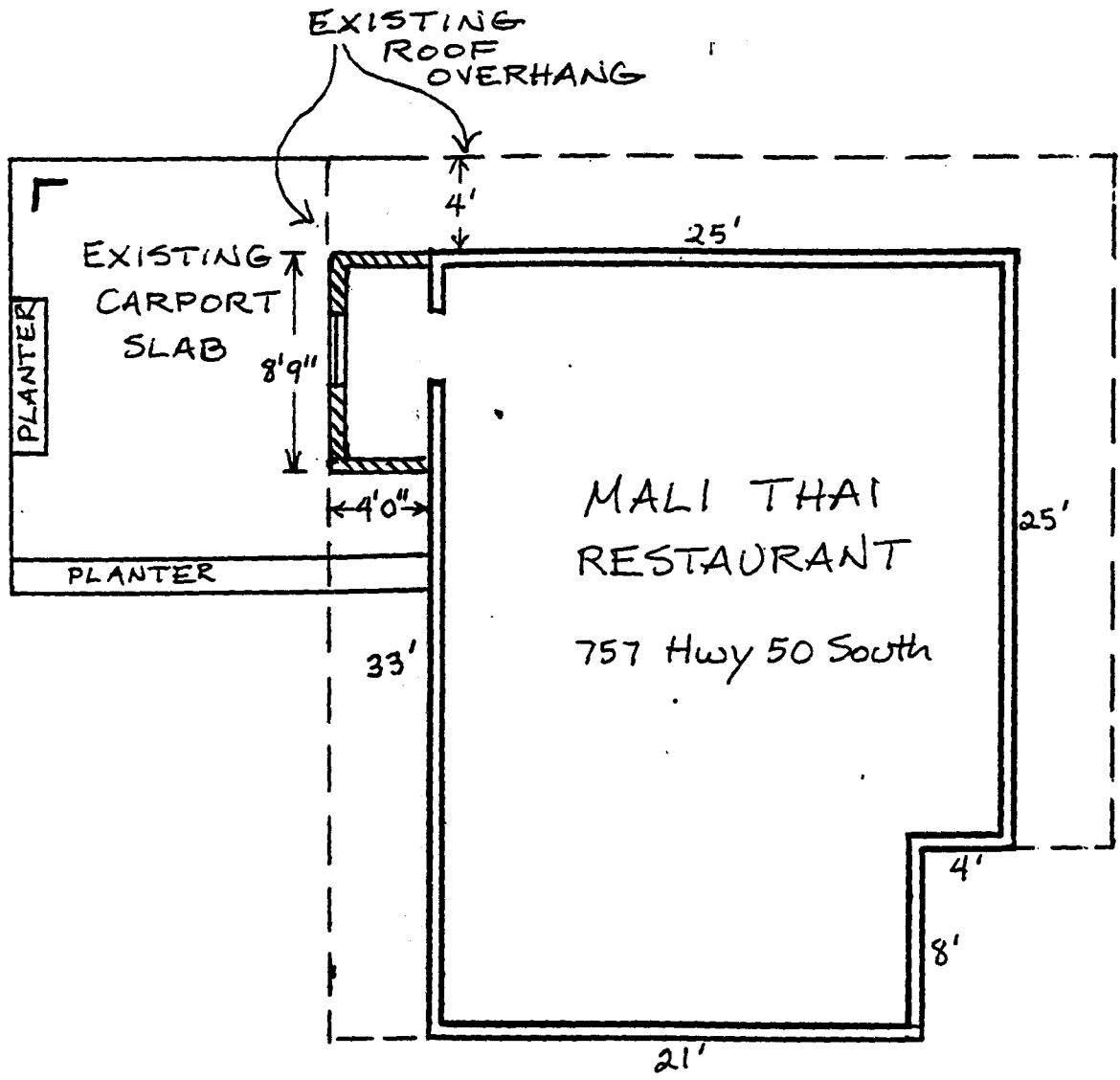
KEY

|||||| = PROPOSED NEW WALL

FOR BUILDING PERMIT
IF REQUIRED

ADD CLOSET TO RESTAURANT

1. 2x4 frame walls on existing slab, under existing roof overhang
2. Plywood siding exterior and drywall interior
3. Treated lumber on slab for bottom plates and for raised wood floor.
4. 30" x 30" vertical slider window, or 24" x 30"
5. Make door opening to closet out of existing window with no structural changes.



ACCEPTED *Ronnie* 8/5/98
 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.