

FEE \$	10 ⁰⁰
TCP \$	
SIF \$	

EX



BLDG PERMIT NO. 73205

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures) *NO RESIDENTIAL DEVELOPMENT*
Community Development Department

BLDG ADDRESS 118 South 7th Street TAX SCHEDULE NO. 2945-144-20-014

SUBDIVISION _____ SQ. FT. OF PROPOSED BLDG(S)/ADDITION _____

FILING _____ BLK _____ LOT _____ SQ. FT. OF EXISTING BLDG(S) 3000

(1) OWNER Mary Donlan NO. OF DWELLING UNITS BEFORE: _____ AFTER: 0 THIS CONSTRUCTION

(1) ADDRESS PO Box 995

(1) TELEPHONE 1-970-963-2578 NO. OF BLDGS ON PARCEL BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT Canvas Products Co USE OF EXISTING BLDGS Restaurant

(2) ADDRESS 580 25 Rd DESCRIPTION OF WORK AND INTENDED USE: _____

(2) TELEPHONE 242-1453 Commercial Awnings

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 B-3 Maximum coverage of lot by structures _____

SETBACKS: Front _____ from property line (PL) Parking Req'mt _____
 or _____ from center of ROW, whichever is greater

Side _____ from PL Rear _____ from PL Special Conditions _____

Maximum Height _____ CENSUS 2 TRAFFIC 41 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 [Signature] Date 12-13-99

Department Approval [Signature] Date 12-13-99

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

Utility Accounting Marshall Coe Date 12/13/99

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)

Purchase Order # _____

Date 12-13-99

Name The Green fields Restaurant

Phone _____

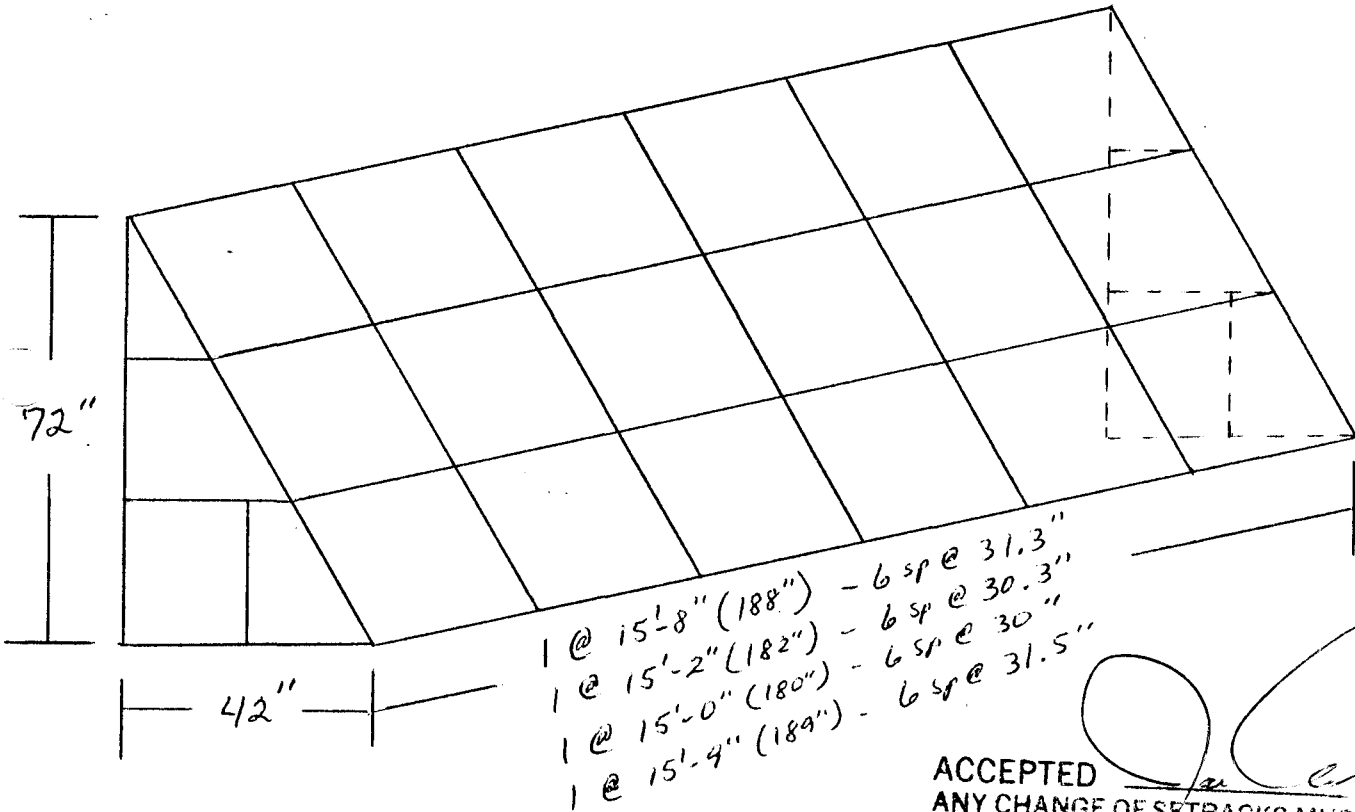
Address 118 S. 7th St

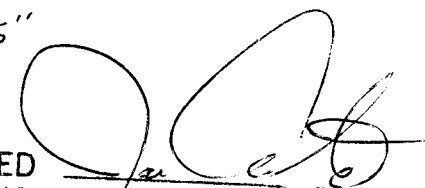
Quote _____

Promised By _____

Instructions: 8" mild wave - Black Trim

(4) Each




 ACCEPTED

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.

Operator _____
 Notified _____

Time _____
 Material _____
 Tax _____

Total _____

Canvas Products
580 23 Rd
242-1453
Tom Dykstra

Site Plan

The Greenfield's Rest.
118 South 7th St
216-2253
Merv Stevenson

