

FEE \$	10 ⁰⁰
TCP \$	
SIF \$	

EX



BLDG PERMIT NO. 73206

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures) *NON-RESID. DEVELOPMENT*
Community Development Department

BLDG ADDRESS 359 Colorado Ave TAX SCHEDULE NO. 2945-143-27-006
 SUBDIVISION _____ SQ. FT. OF PROPOSED BLDG(S)/ADDITION 3
 FILING _____ BLK _____ LOT _____ SQ. FT. OF EXISTING BLDG(S) 3500
 (1) OWNER ST Regis LHP NO. OF DWELLING UNITS
 BEFORE: _____ AFTER: 0 THIS CONSTRUCTION
 (1) ADDRESS 359 Colorado Ave
 (1) TELEPHONE 243-2156 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 Awning

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)
 or _____ from center of ROW, whichever is greater Parking Req'mt _____
 Side _____ from PL Rear _____ from PL Special Conditions _____
 Maximum Height _____
 CENSUS 1 TRAFFIC 42 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 charge in use
 Utility Accounting [Signature] 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 Capers

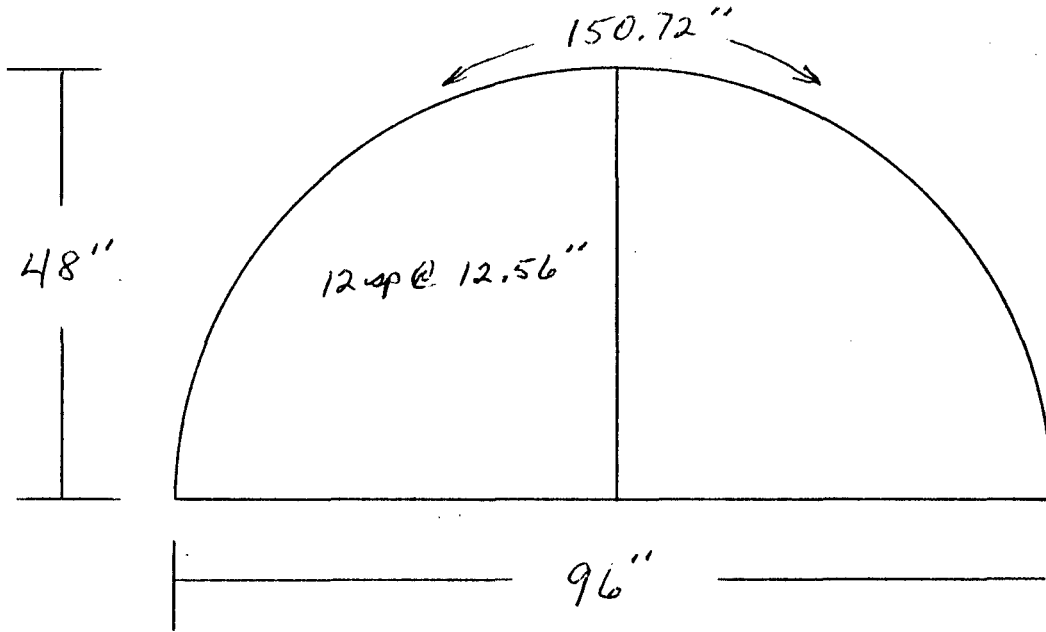
Phone _____

Address 359 Colorado Ave

Quote _____


Promised By _____

Instructions: 8" mild wave - Red Trim



3w/78"

7yds

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 _____

Time _____

Notified _____

Material _____

Tax _____

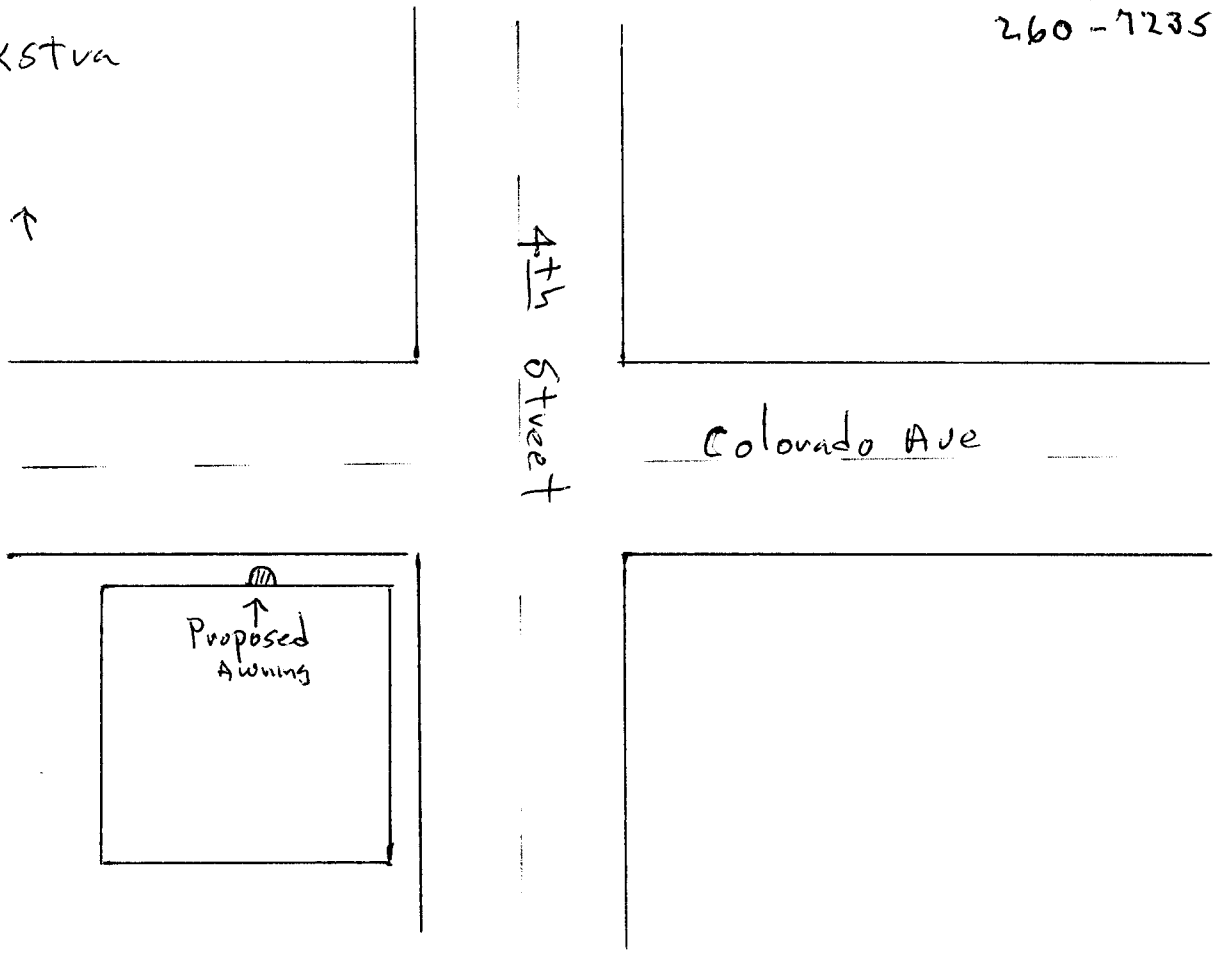
Total _____

CA ~~Y~~ Products Co
580 25 Road
242-1453
Dykstra

Site Plan

Capers on Colorado
359 Colorado Ave
Barry Turner
260-7235

North ↑



4th Street

Colorado Ave

Proposed
Awning