~ [
Planning \$ 10	Drainage \$	Bldg Permit No.
TCP \$	School Impact \$	File #
Inspection \$		
-	plan review, multi-family dev	CLEARANCE elopment, non-residential development) Vorks & Planning Department
BUILDING ADDRESS 60	3 S Highusy 50	² TAX SCHEDULE NO. <u>2945-262-65-00</u>
SUBDIVISION FAIRLEY ADDITION		SQ. FT. OF EXISTING BLDG(S)
FILING BLK _	LOT	SQ. FT. OF PROPOSED BLDG(S)/ADDITONS $5,7 \times 6$
OWNER <u>LUIS + M</u> ADDRESS $\frac{603}{55}$	Highway 50	MULTI-FAMILY: NO. OF DWELLING UNITS: BEFOREAFTER CONSTRUCTION
ADDRESS 603-557 Highway 50 CITY/STATE/ZIP 6.J. Colo. 81503		NO. OF BLDGS ON PARCEL: BEFOREAFTER CONSTRUCTION
APPLICANT SAME		USE OF ALL EXISTING BLDG(S) RESTAURANT
ADDRESS		DESCRIPTION OF WORK & INTENDED USE:
CITY/STATE/ZIP		WALKIN COOLER ATTACHED T
TELEPHONE _243		BUILDING
Submittai requirements		ttal Standards for Improvements and Development) document.
	,	
- 1		
SETBACKS: FRONT: from center of R	from Property Line (PL) or ROW, whichever is greater	
SIDE: from PL		FLOODPLAIN CERTIFICATE REQUIRED: YES NO
MAX. COVERAGE OF LOT BY	STRUCTURES	
Modifications to this Planning (authorized by this application c by the Building Department (So prior to issuance of a Planning Certificate of Occupancy. An replacement of any vegetation Code.	Clearance must be approved, in wr annot be occupied until a final inspe ection 307, Uniform Building Code Clearance. All other required site y landscaping required by this pe materials that die or are in an unhe	ting, by the Public Works & Planning Department Director. The struct ction has been completed and a Certificate of Occupancy has been iss . Required improvements in the public right-of-way must be guarant improvements must be completed or guaranteed prior to issuance rmit shall be maintained in an acceptable and healthy condition. althy condition is required by the Grand Junction Zoning and Developm
Four (4) sets of final construction stamped set must be available	on drawings must be submitted and on the job site at all times.	stamped by City Engineering prior to issuing the Planning Clearance. (
I hereby acknowledge that I ha laws, regulations, or restrictions but not necessarily be limited t	s which apply to the project. I unde	ormation is correct; I agree to comply with any and all codes, ordinand stand that failure to comply shall result in legal action, which may inclu
Applicant's Signature	el A Cuherrez	Date <u>08-01-08</u>
Planning Approval	L' Keydos	Date 5-1-05
Additional water and/or sewer	tap fee(s) are required: YES	NO W/O No.
Utility Accounting	Beusley	Date 🗐 8/1/08

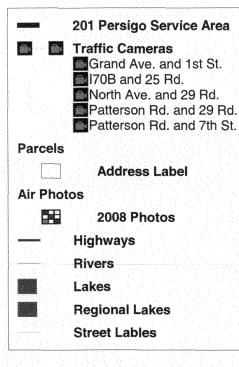
(White: Planning)

(Yellow: Customer)

(Pink: Building Department)

(Goldenrod: Utility Accounting)

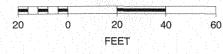
City of Grand Junction GIS Master Map ©



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SCALE 1:455



over

8/1/08 KS MU

IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.