

FEE \$ 500

BLDG PERMIT NO. 48643

### PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)

Grand Junction Community Development Department

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS Lincoln Park TAX SCHEDULE NO. 2995-132-00-995

SUBDIVISION CITY PARK ADDITION SQ. FT. OF PROPOSED BLDG(S)/ADDITION \_\_\_\_\_

FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT \_\_\_\_\_ SQ. FT. OF EXISTING BLDG(S) \_\_\_\_\_

(1) OWNER City of Grand Junction NO. OF DWELLING UNITS  
Don Hobbs BEFORE: \_\_\_\_\_ AFTER: \_\_\_\_\_ CONSTRUCTION

(1) ADDRESS 1340 Gunnison

(1) TELEPHONE 299 1592 NO. OF BLDGS ON PARCEL  
BEFORE: \_\_\_\_\_ AFTER: \_\_\_\_\_ CONSTRUCTION

(2) APPLICANT Canvas Products Co USE OF ALL EXISTING BLDGS \_\_\_\_\_

(2) ADDRESS 580 25 Road DESCRIPTION OF WORK & INTENDED USE: \_\_\_\_\_

(2) TELEPHONE 242-1453 Awning For Ticket Turn Styles  
on North Side of Baseball Stadium

Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE P2 Landscaping / Screening Required: YES \_\_\_\_\_ NO \_\_\_\_\_

SETBACKS: Front 65 from Property Line (PL) or Parking Req'mt \_\_\_\_\_  
\_\_\_\_\_ from center of ROW, whichever is greater

Side 0' from PL Rear 0' from PL Special Conditions: \_\_\_\_\_

Maximum Height 65'

Maximum coverage of lot by structures \_\_\_\_\_ CENSUS TRACT 7 TRAFFIC ZONE 37

Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department Director. 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 307, Uniform Building Code). Required improvements in the public right-of-way must be guaranteed prior to issuance of a Planning Clearance. All other required site improvements must be completed or guaranteed prior to issuance of a Certificate of Occupancy. Any landscaping required by this permit shall be maintained in an acceptable and healthy condition. The replacement of any vegetation materials that die or are in an unhealthy condition is required by the G.J. Zoning and Development Code.

Four (4) sets of final construction drawings must be submitted and stamped by City Engineering prior to issuing the Planning Clearance. One stamped set must be available on the job site at all times.

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's Signature Jim Dahl Date 5-16-94

Department Approval Kirsten K. Alameda Date 5/16/94

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

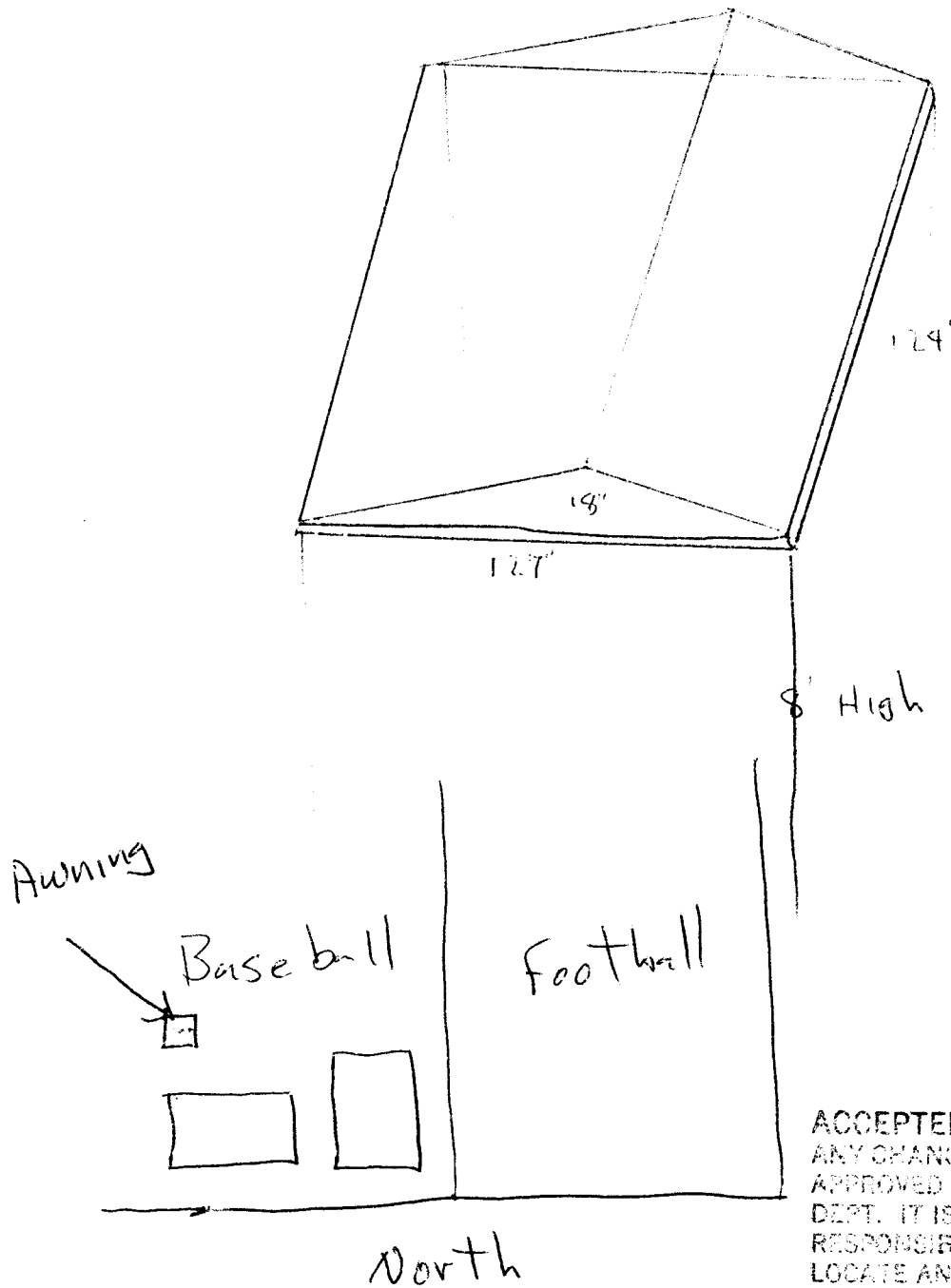
Utility Accounting Mellie Fowler Date 5-16-94

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2D Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

CANDAS Products Co  
Tom Dykstra  
580 25 Road  
2-1453

Lincoln Park  
Ticket Turnstiles  
North of Baseball  
Stadium  
Parks + Recreation  
Don Hobbs  
244 1542



Color: Dark Blue

ACCEPTED *DR* 5/16/94  
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.