

FEE \$ paid w/ sign permit

BLDG PERMIT NO. 49117

PLANNING CLEARANCE

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

Grand Junction Community Development Department

8-1720-02-0

BLDG ADDRESS 640 Road Ave

SUBDIVISION City of G.J.

FILING _____ BLK 94 LOT 21

(1) OWNER Harry Williams

(1) ADDRESS 640 Road Ave

(1) TELEPHONE 242 9951

(2) APPLICANT Canvas Products

(2) ADDRESS 580 25 Road

(2) TELEPHONE 242-1453

THIS SECTION TO BE COMPLETED BY APPLICANT

TAX SCHEDULE NO. 2945-143-07-010

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2500

SQ. FT. OF EXISTING BLDG(S) _____

NO. OF DWELLING UNITS
BEFORE: _____ AFTER: _____ CONSTRUCTION

NO. OF BLDGS ON PARCEL
BEFORE: _____ AFTER: _____ CONSTRUCTION

USE OF ALL EXISTING BLDGS _____

DESCRIPTION OF WORK & INTENDED USE: Commercial Awning

✓ 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 B-3 Landscaping / Screening Required: YES N/A NO _____

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

Side _____ from PL Rear N/A from PL

Maximum Height _____

Maximum coverage of lot by structures _____

Special Conditions: awning to extend out over
the sidewalk & alley - along alley
awning will not extend beyond telephone pole

CENSUS TRACT 1 TRAFFIC ZONE 35

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 [Signature] Date 6-30-94

Department Approval [Signature] Date 6/30/94

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

Utility Accounting Miller Fowler Date 6-30-94

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)