

FEE \$ _____
TCP \$ _____
DRAINAGE FEE \$ _____

BLDG PERMIT NO. <u>54031</u>
FILE # _____

PC
tcp

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 <u>537 N 1st St</u>	TAX SCHEDULE NO. <u>2945-151-00-042</u>
SUBDIVISION _____	SQ. FT. OF PROPOSED BLDG(S)/ADDITION _____
FILING _____ BLK _____ LOT _____	SQ. FT. OF EXISTING BLDG(S) <u>3000</u>
(1) OWNER <u>Evelyn M Steel</u> <u>Carolyn M Meyers</u>	NO. OF DWELLING UNITS BEFORE: _____ AFTER: _____ CONSTRUCTION
(1) ADDRESS <u>537 N 1st St</u>	NO. OF BLDGS ON PARCEL BEFORE: _____ AFTER: _____ CONSTRUCTION
(1) TELEPHONE <u>256-7206</u>	USE OF ALL EXISTING BLDGS _____
(2) APPLICANT <u>Canvas Products</u>	DESCRIPTION OF WORK & INTENDED USE: _____
(2) ADDRESS <u>590 25 Rd</u>	<u>Commercial Awning</u>
(2) TELEPHONE <u>242-1453</u>	

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

* THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF *

<u>C-2</u>	Landscaping / Screening Required: YES _____ NO _____
SETBACKS: FR. it _____ 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 _____	
Maximum coverage of lot by structures _____	GENS.T. _____ T.ZONE _____ ANNEX # _____

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 <u>[Signature]</u>	Date <u>11-2-95</u>
Department Approval <u>[Signature]</u>	Date _____

Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. 204-1190-02-4

Utility Accounting <u>[Signature]</u>	Date <u>11-3-95</u>
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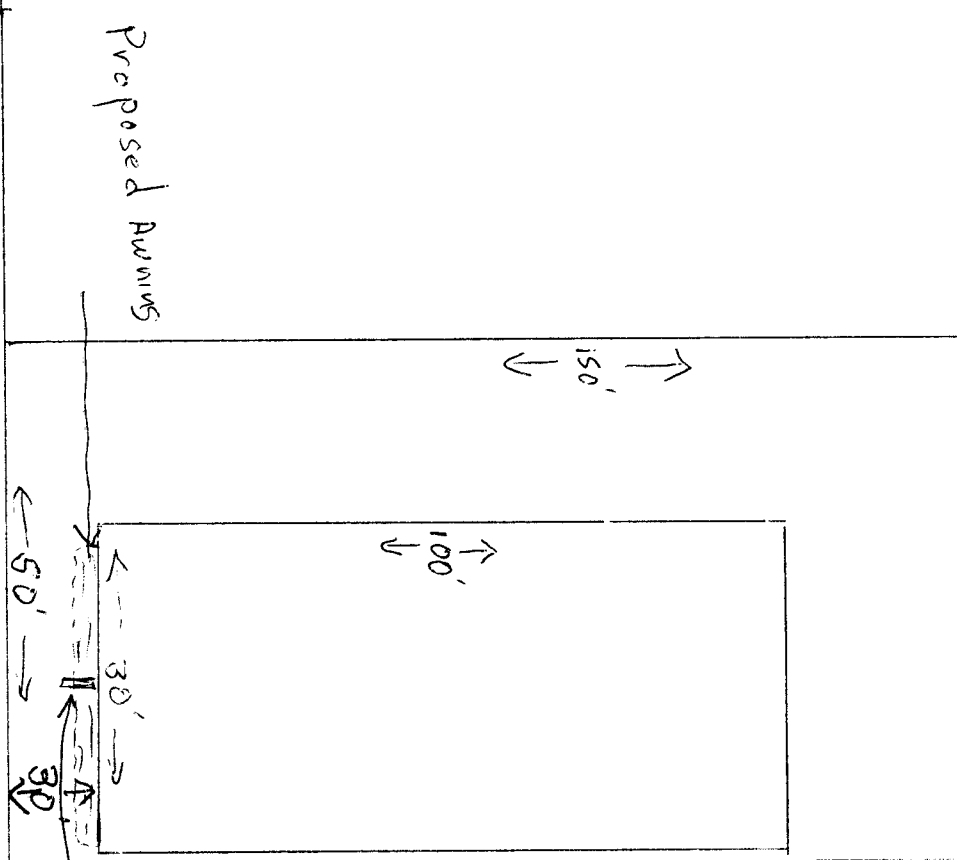
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

CANVAS PRODUCTS
580 25 Road
G-5, Co 81505
242-1453
Tom Dykstra

Site Plan

Alexander's Beauty Salon
537 North 1st St
G-5, Co 81501



ACCEPTED *Mr 11-3-95*
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.

1st STREET