

FEE \$ 10⁰⁰

BLDG PERMIT NO. 51039

PLANNING CLEARANCE

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

Grand Junction Community Development Department

E 6-1210-04-9

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2211 N 7th St TAX SCHEDULE NO. 2945-112-04-009

SUBDIVISION Bookcliff Park Sub SQ. FT. OF PROPOSED BLDG(S)/ADDITION _____

FILING BLK LOT _____ SQ. FT. OF EXISTING BLDG(S) N/A

(1) OWNER Pat Moran NO. OF DWELLING UNITS BEFORE: _____ AFTER: _____ CONSTRUCTION

(1) ADDRESS 515 Rado Drive

(1) TELEPHONE 243-2076 NO. OF BLDGS ON PARCEL BEFORE: _____ AFTER: 1 CONSTRUCTION.

(2) APPLICANT Canvas Products USE OF ALL EXISTING BLDGS medical office

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

(2) TELEPHONE 242-1953 2 canopies for coffee shop

✓ 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 B2 Landscaping / Screening Required: YES _____ NO _____

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

Side 0 to 10' from PL Rear 0 to 10' from PL Special Conditions: _____

Maximum Height _____ CENSUS TRACT 4 TRAFFIC ZONE 25
Maximum coverage of lot by structures _____

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 1-31-95

Department Approval [Signature] Date 1-31-95

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

Utility Accounting [Signature] Date 1-30-95

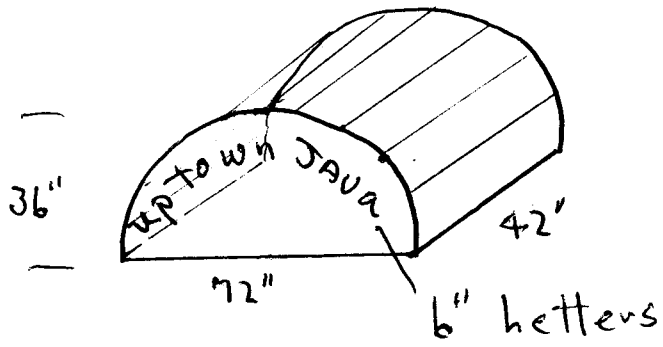
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2D Grand Junction Zoning & Development Code)

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

CANVAS PRODUCTS Co
580 25 Road
242-1453
Tom Dykstra

uptown JAVA
2211 North 7th St
243-8566
Pete Ellinwood

#1



#2

