

3021 3170 035

FEE \$	500 500
TCP \$	—
DRAINAGE FEE \$	—

BLDG PERMIT NO.	53125
FILE #	

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 580 25 Rd TAX SCHEDULE NO. 2945-102-00-131

SUBDIVISION — SQ. FT. OF PROPOSED BLDG(S)/ADDITION 600

FILING — BLK — LOT — SQ. FT. OF EXISTING BLDG(S) 4000

(1) OWNER DS DyKstra NO. OF DWELLING UNITS BEFORE: — AFTER: — CONSTRUCTION

(1) ADDRESS 2707 A Crossroads NO. OF BLDGS ON PARCEL BEFORE: 2 AFTER: 2 CONSTRUCTION

(1) TELEPHONE 243-3066 USE OF ALL EXISTING BLDGS owning co.

(2) APPLICANT CANVAS PRODUCTS CO DESCRIPTION OF WORK & INTENDED USE: Storage Shelter over existing bldg.

(2) ADDRESS 580 25 Rd

(2) TELEPHONE 242-1453

✓ 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 C-2 Landscaping / Screening Required: YES — NO —

SETBACKS: Front — 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 — CENS.T. 4 T.ZONE 10 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 [Signature] Date 8-16-95

Department Approval [Signature] Date 8-16-95

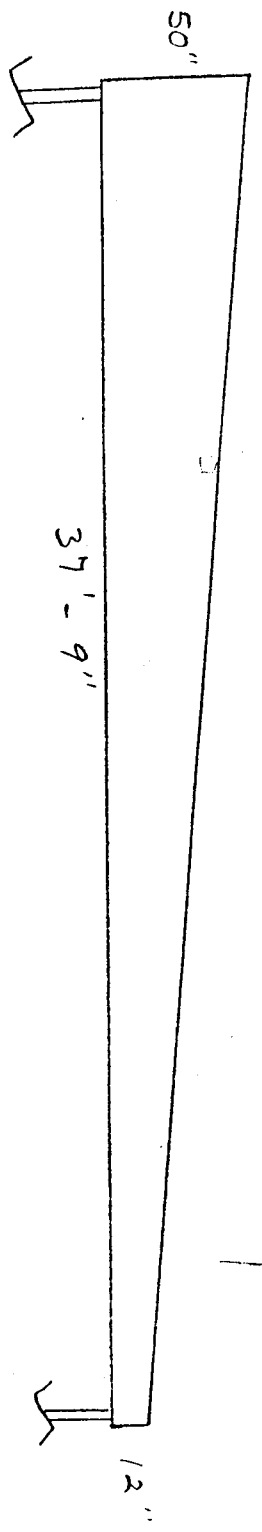
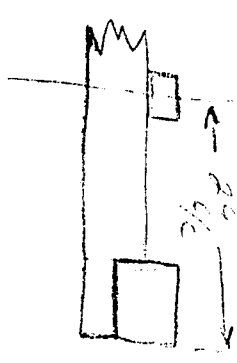
Additional water and/or sewer tap fee(s) are required: YES — NO ✓ W/O No. none

Utility Accounting [Signature] Date 8-16-95

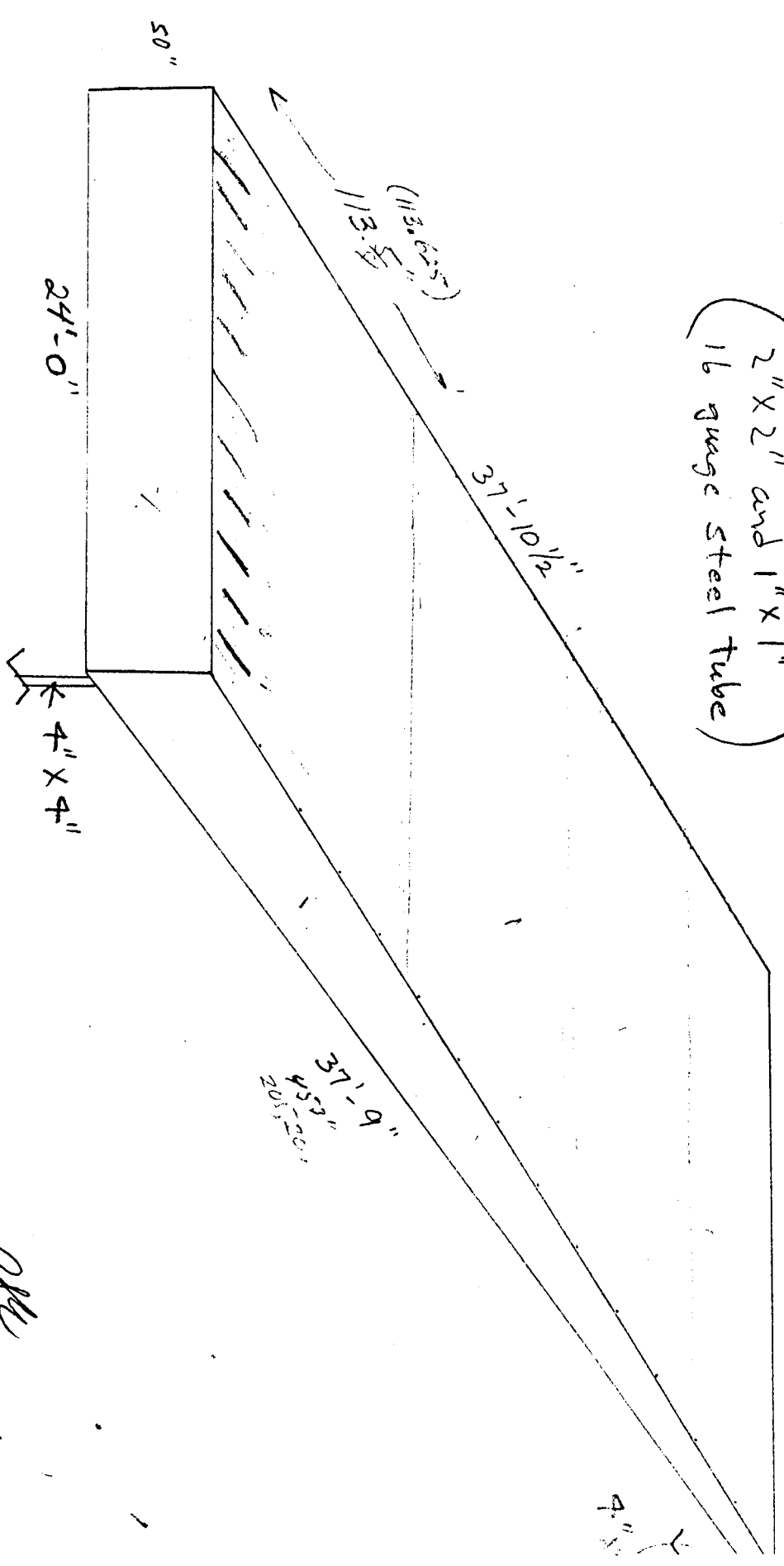
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

CHMUR PRODUCTS CO
 580 25 Road
 Grand St, CO 81605
 242-1453



(2" X 2" and 1" X 1" 16 gauge steel tube)



3/16 = 1'

for
 8/16/95
 cover over existing boxes

FEE \$ Paid w/Sign Permit

BLDG PERMIT NO. 50852

PLANNING CLEARANCE

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

Grand Junction Community Development Department

✓ B

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 580 25 Road

TAX SCHEDULE NO. 2945-102-00-131

SUBDIVISION _____

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

FILING _____ BLK _____ LOT _____

SQ. FT. OF EXISTING BLDG(S) 4000

(1) OWNER DS Dykstra

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

(1) ADDRESS 2707 Crossroads Blvd

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

(1) TELEPHONE 243-3066

USE OF ALL EXISTING BLDGS Manufacturing

(2) APPLICANT Canvas Products Co

DESCRIPTION OF WORK & INTENDED USE: _____

(2) ADDRESS 580 25 Road

Commercial Awnings

(2) TELEPHONE 242-1453

✓ 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 C-2

Landscaping / Screening Required: YES _____ NO X

SETBACKS: Front _____ from Property Line (PL) or
40 from center of ROW, whichever is greater

Parking Req't N/A

Side 0 from PL Rear 0 from PL

Special Conditions: _____

Maximum Height 40 ft

Maximum coverage of lot by structures _____

CENSUS TRACT 4 TRAFFIC ZONE 10

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Applicant's Signature [Signature]

Date 1-5-95

Department Approval [Signature]

Date 1-6-95

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

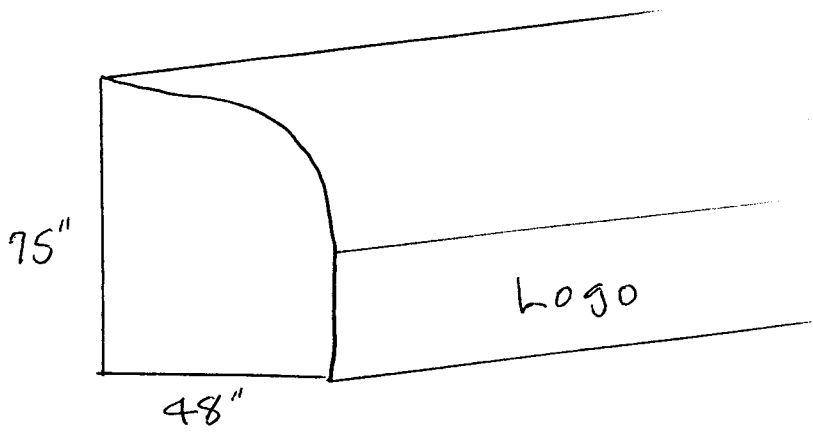
Utility Accounting Millie Fowler

Date 1-6-95

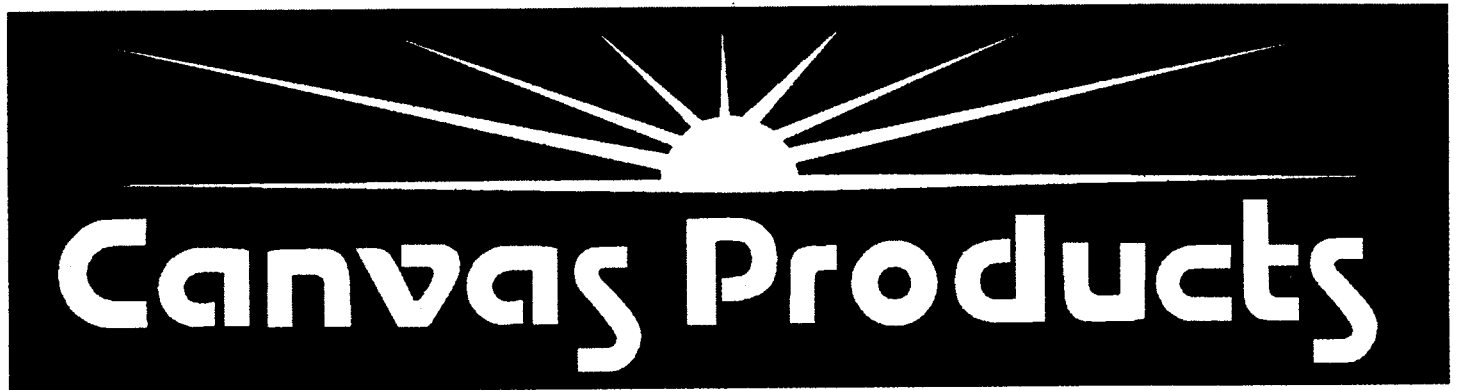
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2D Grand Junction Zoning & Development Code)

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

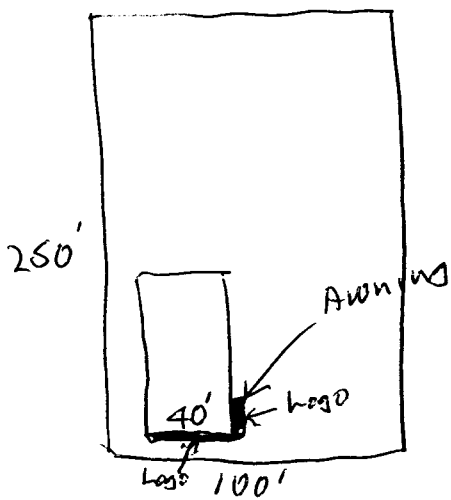
Canvas Products Co
580 25 Road
Grand Jet, Co 81505
242-1453
Tom Dykstra



(2) Logos



Letters = 14" maximum



25 Road