

3021 3170 035

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

BLDG PERMIT NO.	53135
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

Side — from PL Rear — from PL

Parking Req'mt —

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

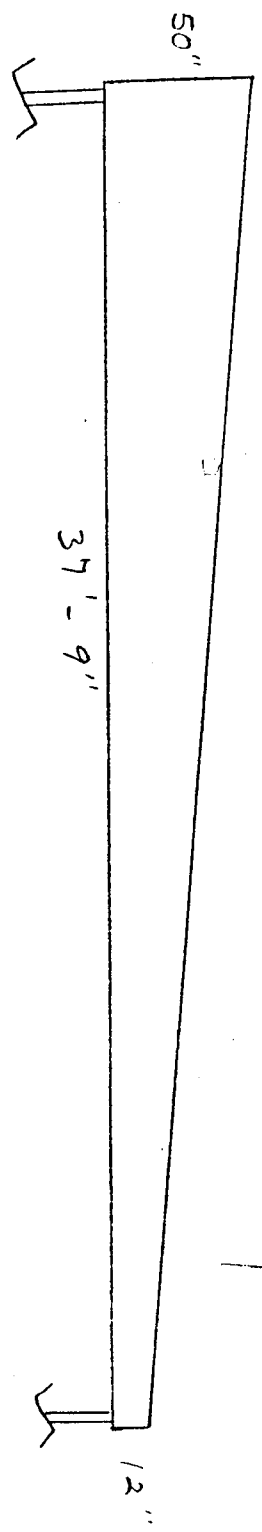
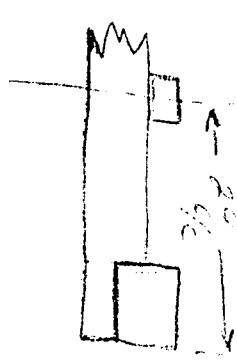
Additional water and/or sewer tap fee(s) are required: YES NO W/O No. NONE

Utility Accounting [Signature] Date 8-16-95

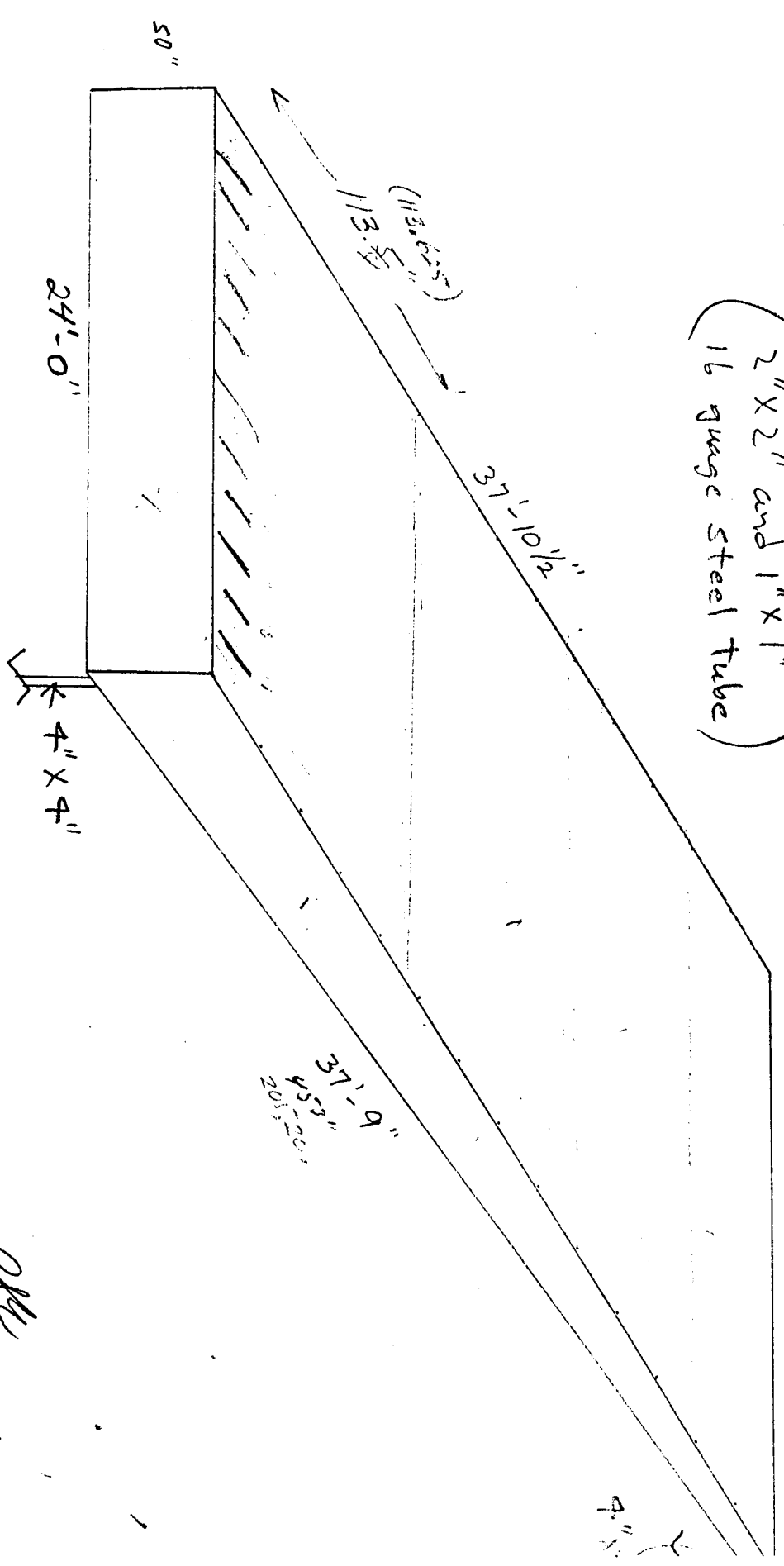
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

CHRYSLER PRODUCTS CO
 580 25 Road
 Grand Jet, CO 81503
 303-1453



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



3/16 = 1'

cover over with... boxes
 JRM
 8/16/95