

FEE \$- 10.00

BLDG PERMIT NO. 513051

### PLANNING CLEARANCE

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

Grand Junction Community Development Department

5002-3130-01-1

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 421 Brach Drive TAX SCHEDULE NO. 2995-153-03-010

SUBDIVISION Pioneer Village South SQ. FT. OF PROPOSED BLDG(S)/ADDITION 625 sqft

FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT 10 SQ. FT. OF EXISTING BLDG(S) 6200 sqft

(1) OWNER Scott Howard NO. OF DWELLING UNITS  
BEFORE: \_\_\_\_\_ AFTER: \_\_\_\_\_ CONSTRUCTION

(1) ADDRESS 2096 South Broadway NO. OF BLDGS ON PARCEL  
BEFORE: 1 AFTER: \_\_\_\_\_ CONSTRUCTION

(1) TELEPHONE 241 2701 USE OF ALL EXISTING BLDGS Restaurant

(2) APPLICANT Canvas Products Co DESCRIPTION OF WORK & INTENDED USE:  
Patio Cover Replacement

(2) ADDRESS 580 25 Road

(2) TELEPHONE 242-1953

✓ 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-1 Landscaping / Screening Required: YES \_\_\_\_\_ NO \_\_\_\_\_

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

Side \_\_\_\_\_ from PL Rear \_\_\_\_\_ from PL

Special Conditions: \_\_\_\_\_

Maximum Height \_\_\_\_\_

Maximum coverage of lot by structures \_\_\_\_\_

CENSUS TRACT 9 TRAFFIC ZONE 43

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 Jan O. [Signature] Date 3-9-95

Department Approval Marcia Rabideaux [Signature] Date 3-9-95

Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO X W/O No. N/A - No change in use

Utility Accounting Miller Fowler [Signature] Date 3-9-95

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

Tom Dykstra

242-1453

Anchored into Existing Roof  
Drain into Existing Gutter

Dos Hommes

421 Braach Drive

Scott Howard

242-8861

