

FEE \$ 1000

BLDG PERMIT NO. 51009

PLANNING CLEARANCE

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

Grand Junction Community Development Department

3 1-1010-04-3

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 723 Horizon Dr

TAX SCHEDULE NO. 2701-367-00-111/117

SUBDIVISION _____

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

FILING _____ BLK _____ LOT _____

SQ. FT. OF EXISTING BLDG(S) 2904

(1) OWNER Feather Petroleum

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

(1) ADDRESS 2992 Industrial Blvd

NO. OF BLDGS ON PARCEL BEFORE: 2 AFTER: 2 CONSTRUCTION

(1) TELEPHONE 242-5205

USE OF ALL EXISTING BLDGS Retail

(2) APPLICANT Canvas Products

DESCRIPTION OF WORK & INTENDED USE: _____

(2) ADDRESS 580 25 Road

Metal Facade

(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 H0

Landscaping / Screening Required: YES _____ NO _____

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

Special Conditions: no increase in signage

Side _____ from PL Rear _____ from PL

adding facade

Maximum Height _____

CENSUS TRACT 10 TRAFFIC ZONE 16

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 Tom Dixon

Date 1-30-95

Department Approval Ronnie Edwards

Date 1-30-95 (Tom Dixon)

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

Utility Accounting Mellie Fowler

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)

CAVARS Products Co
580 25 Road
Grand Junction, CO 81505
242-1453

Stop + Save
723 Horizon Dr
242-5205

Tom Dykstra

North ↑

ACCEPTED *Lonnie Edwards 1/30/95*
ANY CHANGE OF EASEMENTS MUST BE
APPROVED BY THE CITY PLANNING
DEPT. IT IS THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

