

FEE \$ 500

BLDG PERMIT NO. 52093

PLANNING CLEARANCE

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

Grand Junction Community Development Department

4001-1970-02-3

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2700 Hwy 50

TAX SCHEDULE NO. 2945-252-11-001

SUBDIVISION _____

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

FILING _____ BLK _____ LOT _____

SQ. FT. OF EXISTING BLDG(S) 2000

(1) OWNER Feather Petroleum

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

(1) ADDRESS 2992 Industrial Blvd

(1) TELEPHONE 292-5205

NO. OF BLDGS ON PARCEL BEFORE: 1 AFTER: 1 CONSTRUCTION

(2) APPLICANT Canvas Products Co

USE OF ALL EXISTING BLDGS _____

(2) ADDRESS 580 25 Rd

DESCRIPTION OF WORK & INTENDED USE: _____

(2) TELEPHONE 292-1953

Metal Facade

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

Parking Req'mt _____

Side _____ from PL Rear _____ from PL

Special Conditions: No increase in signage adding facade (wall remodel)

Maximum Height _____

Maximum coverage of lot by structures _____

CENSUS TRACT _____ TRAFFIC ZONE _____

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 5-8-95

Department Approval Ronnie Edwards

Date 5-8-95

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

Utility Accounting Millie Fowler

Date 5-8-95

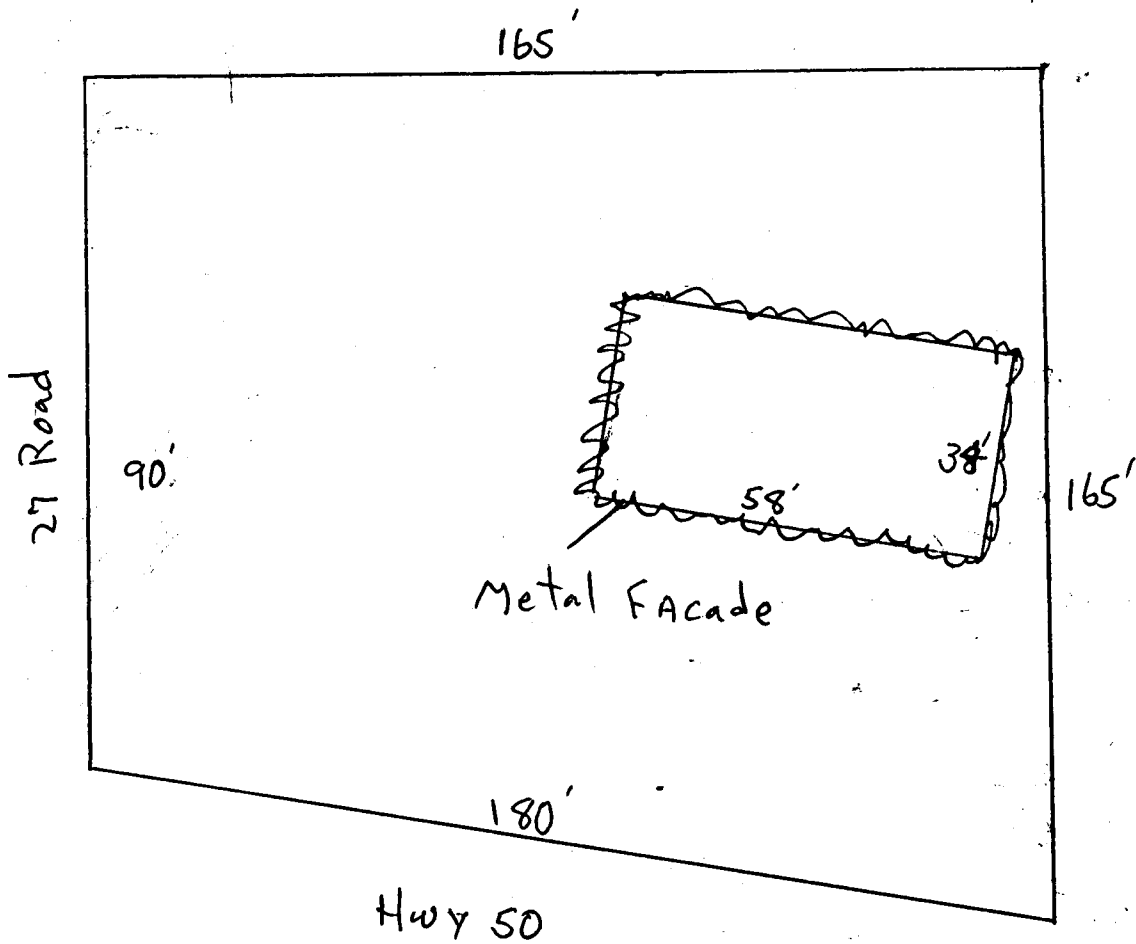
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2D Grand Junction Zoning & Development Code)

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

CANVAS PRODUCTS
580 25 Rd
Tom Dykstra
242-1453

STOP & SAVE
2700 Hwy 50
242-5205

North ↑



ACCEPTED *Rennie Edwards 5/8/95*
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPT. IT IS THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

CANVAS PRODUCTS
580 25 Rd
Tom Dykstra
242-1953

STOP AND GO
2700 Hwy 50

