

FEE \$	<del>_____</del>
TCP \$	_____
DRAINAGE FEE \$	_____

*paid with sign permit  
N/C*

BLDG PERMIT NO.	53699
FILE #	

*pc  
✓ sep*

### PLANNING CLEARANCE

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

Grand Junction Community Development Department

3021-3587-02-2

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS	<u>2496 Hwy 6450</u>	TAX SCHEDULE NO.	<u>2945-094-00-150</u>
SUBDIVISION	_____	SQ. FT. OF PROPOSED BLDG(S)/ADDITION	<u>_____</u>
FILING	BLK _____ LOT _____	SQ. FT. OF EXISTING BLDG(S)	<u>16,000</u>
(1) OWNER	<u>Chuck Keller</u>	NO. OF DWELLING UNITS	BEFORE: <u>0</u> AFTER: <u>0</u> CONSTRUCTION
(1) ADDRESS	<u>824 25 Rd</u>	NO. OF BLDGS ON PARCEL	BEFORE: <u>1</u> AFTER: <u>1</u> CONSTRUCTION
(1) TELEPHONE	<u>241-0840</u>	USE OF ALL EXISTING BLDGS	<u>Auto Sales</u>
(2) APPLICANT	<u>Canvas Products</u>	DESCRIPTION OF WORK & INTENDED USE:	_____
(2) ADDRESS	<u>680 25 Rd</u>		
(2) TELEPHONE	<u>242-1453</u>		<u>Awning</u>

✓ 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	<u>C-2</u>	Landscaping / Screening Required:	YES _____ NO _____
SETBACKS: Front	_____ from Property Line (PL)	Parking Req'mt	_____
or	<u>55</u> from center of ROW, whichever is greater	Special Conditions:	_____
Side	<u>0</u> from PL		
Rear	<u>0</u> from PL		
Maximum Height	_____	CENS.T.	<u>9</u>
Maximum coverage of lot by structures	_____	T.ZONE	<u>9</u>
		ANNX #	_____

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	<u>[Signature]</u>	Date	<u>10-5-95</u>
Department Approval	<u>[Signature]</u>	Date	<u>10-9-95</u>
Additional water and/or sewer tap fee(s) are required:	YES _____ NO <u>X</u> W/O No. <u>N/A - awnings only</u>		
Utility Accounting	<u>Miller Fowler</u>	Date	<u>10-9-95</u>

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

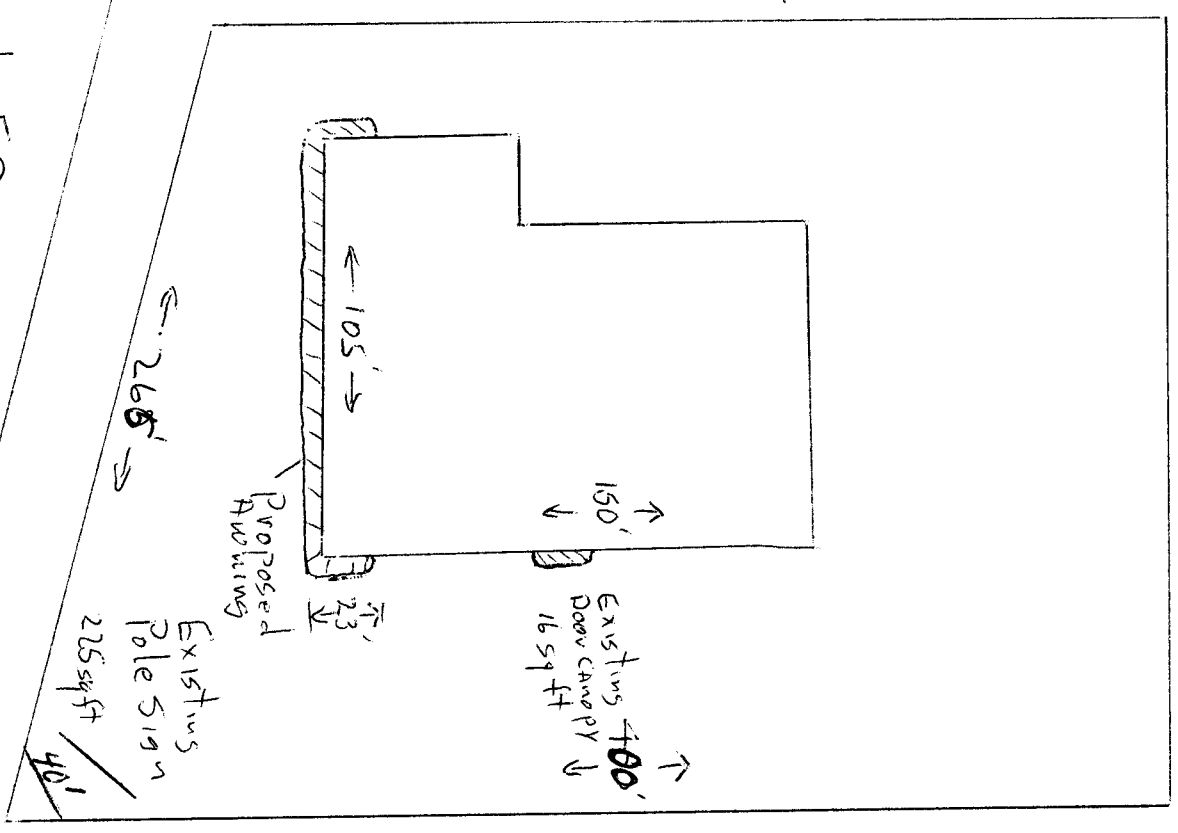
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

CANDAS Products  
580 25 Rd  
242-1453  
Town Oyrkstrva

Site Plan

Metric Automotive  
2496 Hwy 6+50  
241-2419

ACCEPTED *Lennie 10/09/95*  
ANY CHANGES TO THIS PLAN MUST BE  
APPROVED BY THE PLANNING  
DEPT. IT IS THE RESPONSIBILITY OF THE  
RESPONSIBLE PARTY TO CORRECTLY  
LOCATE AND IDENTIFY EASEMENTS  
AND PROPERTY LINES.

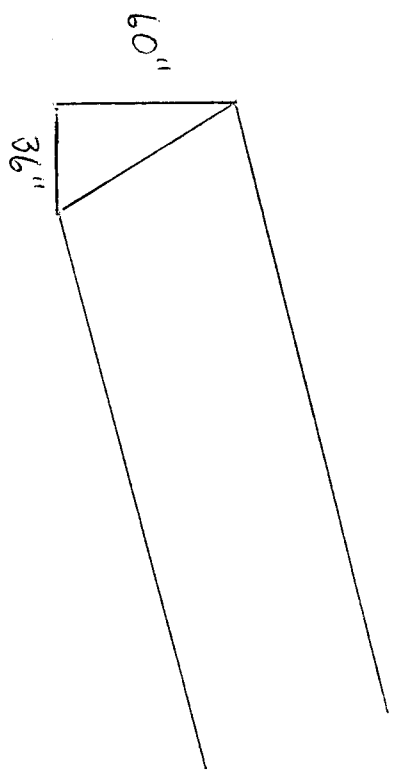


Hwy 6+50

25 Road

CANVASS PRODUCTS  
580 25 Road  
242-1753  
Tom Dykstra

Metric Motors  
2796 Hwy 6450  
271-2717



24" letters  
↓

36" letters  
↓

← 105' →  
135 square feet  
↓

~~SALES~~ **USED CARS** ~~SERVICE~~

18" letters  
↓

18" letters  
↓

**USED CARS**

**USED CARS**

West  
↓

East  
↓

22'  
27 square feet

22'  
27 square feet