

FEE \$ 0

BLDG PERMIT NO. 52485

### PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)  
Grand Junction Community Development Department

THIS SECTION TO BE COMPLETED BY APPLICANT

LDG ADDRESS 2531 West Pinyon TAX SCHEDULE NO. 2995-102-00-095  
 SUBDIVISION \_\_\_\_\_ SQ. FT. OF PROPOSED BLDG(S)/ADDITION N/A  
 FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT \_\_\_\_\_ SQ. FT. OF EXISTING BLDG(S) \_\_\_\_\_  
 (1) OWNER John Harris NO. OF DWELLING UNITS  
 BEFORE: \_\_\_\_\_ AFTER: \_\_\_\_\_ CONSTRUCTION  
 (1) ADDRESS 2527 West Pinyon NO. OF BLDGS ON PARCEL  
 BEFORE: \_\_\_\_\_ AFTER: \_\_\_\_\_ CONSTRUCTION  
 (1) TELEPHONE 242-8953 USE OF ALL EXISTING BLDGS \_\_\_\_\_  
 (2) APPLICANT Canvas Products DESCRIPTION OF WORK & INTENDED USE: \_\_\_\_\_  
 (2) ADDRESS 580 25 Rd Commercial Awning  
 (2) TELEPHONE 292-1952

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 X  
 SETBACKS: Front \_\_\_\_\_ from Property Line (PL) or Parking Req'mt N/A  
25 from center of ROW, whichever is greater Special Conditions: NONE  
 Side 0 from PL Rear 0 from PL  
 Maximum Height 40ft CENSUS TRACT \_\_\_\_\_ TRAFFIC ZONE \_\_\_\_\_  
 Maximum coverage of lot by structures N/A

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 6-13-95  
 Department Approval [Signature] Date 6-14-95

Additional water and/or sewer tap fee(s) are required: YES Water connection NO None due WIO No. 3021-3425-01-7  
 Utility Accounting [Signature] Date 6-14-95

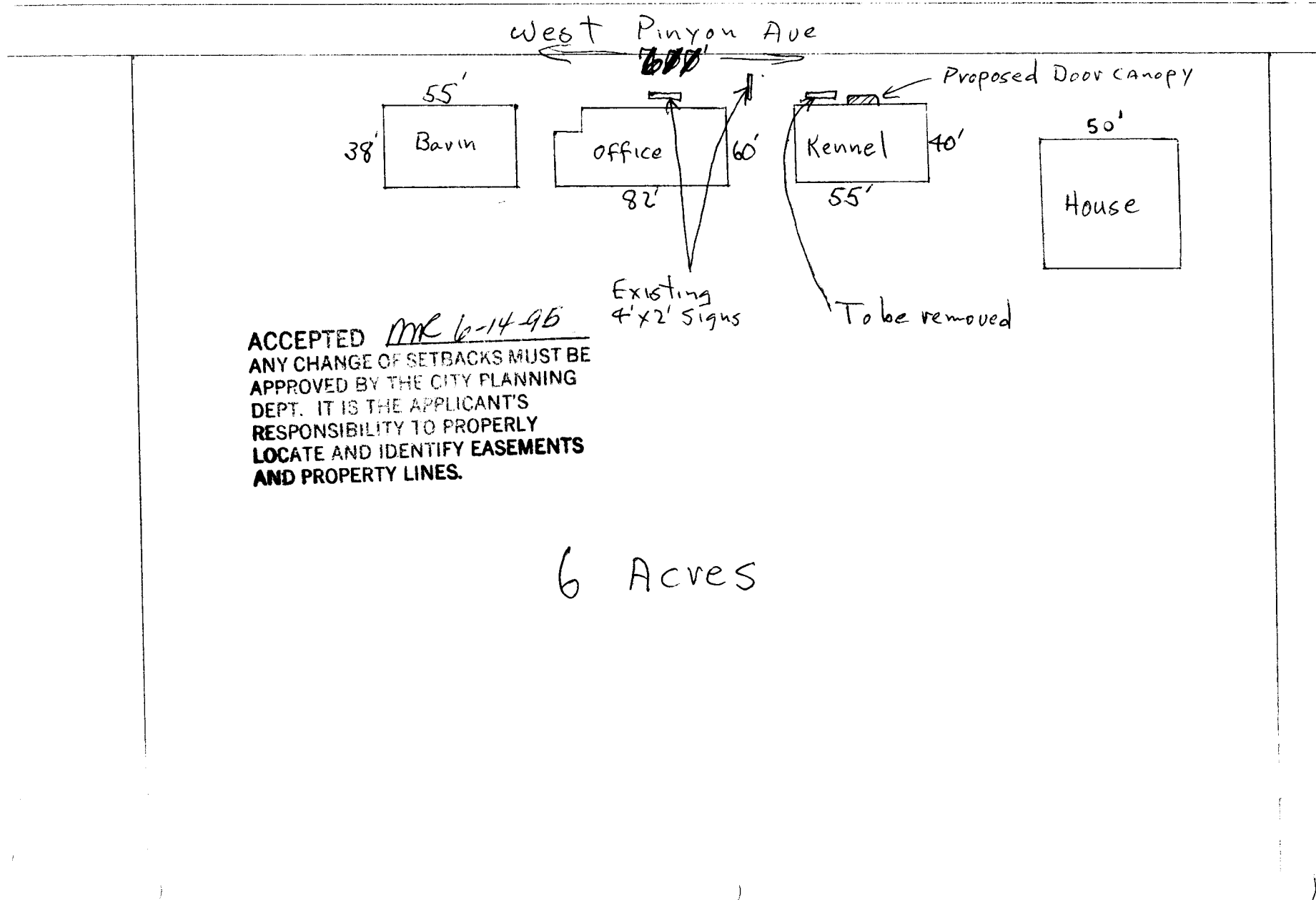
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2D Grand Junction Zoning & Development Code)

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

Canvas Products  
580 25 Road  
242-1453  
Tom Dykstra

West Pinyon Kennels  
2531 West Pinyon Ave  
John Harris  
242-8453

North ↑



ACCEPTED MC 6-14-95  
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.

6 Acres