

FEE \$10.00

BLDG PERMIT NO. NA?

PLANNING CLEARANCE

10-8-1680-01-8 (site plan review, multi-family development, non-residential development)
Grand Junction Community Development Department

THIS SECTION TO BE COMPLETED BY APPLICANT

402 Road
 BLDG ADDRESS 7th + Road TAX SCHEDULE NO. 2995-143-09-918

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

FILING _____ BLK _____ LOT _____ SQ. FT. OF EXISTING BLDG(S) _____

(1) OWNER US Government NO. OF DWELLING UNITS
 (1) ADDRESS Tim Gasperini BEFORE: N/A AFTER: N/A CONSTRUCTION

(1) TELEPHONE 245-5255 NO. OF BLDGS ON PARCEL
 BEFORE: 1 AFTER: 1 CONSTRUCTION

(2) APPLICANT Canvas Products Co USE OF ALL EXISTING BLDGS Federal Offices

(2) ADDRESS 580 25 Rd DESCRIPTION OF WORK & INTENDED USE: _____

(2) TELEPHONE 242-1453 Commercial Awnings

✓ 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 PZ 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 1 TRAFFIC ZONE 42

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 5-11-95

Department Approval [Signature] Date 5-11-95

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

Utility Accounting [Signature] Date 5-11-95

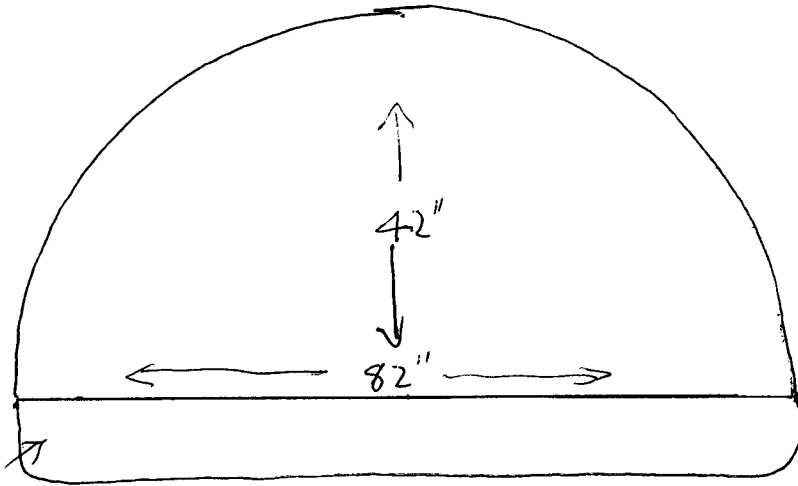
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2D Grand Junction Zoning & Development Code)

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

CANVAS PRODUCTS CO
580 25 Rd
Grand Junction, CO
Tom Dykstra
- 242-1453

The Federal Bldg
4th + Road
Grand Junction, CO
Tim Gasperini
245-5255

(3) Each - Door Canopies



Balance
12"

ACCEPTED MR 5-11-95
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.

