

FEE \$	70.00
TCP \$	—
DRAINAGE FEE \$	—

BLDG PERMIT NO.	57188
FILE #	

PLANNING CLEARANCE

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 306 South 5th St TAX SCHEDULE NO. 2945-143-32-018

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

FILING _____ BLK _____ LOT _____ SQ. FT. OF EXISTING BLDG(S) 7000

(1) OWNER Peerless Tire Co NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: _____ CONSTRUCTION

(1) ADDRESS 5000 Kingston St NO. OF BLDGS ON PARCEL
Denver, CO 80231 BEFORE: _____ AFTER: _____ CONSTRUCTION

(1) TELEPHONE (803)-371-4300 USE OF ALL EXISTING BLDGS Retail

(2) APPLICANT Canvas Products Co DESCRIPTION OF WORK & INTENDED USE:
Commercial Awning

(2) ADDRESS 580 25 Road

(2) TELEPHONE 272-1453

✓ 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 C-2 Landscaping / Screening Required: YES ___ NO ___

SETBACKS: Front _____ from Property Line (PL) Parking Req'mt _____
 or 65' from center of ROW, whichever is greater
 Side _____ from PL Rear _____ from PL Special Conditions: _____

Maximum Height _____
 Maximum coverage of lot by structures _____ CENS.T. _____ T.ZONE _____ ANNEX # _____

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 8-14-96

Department Approval [Signature] Date 8-14-96

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

Utility Accounting [Signature] Date 8-14-96

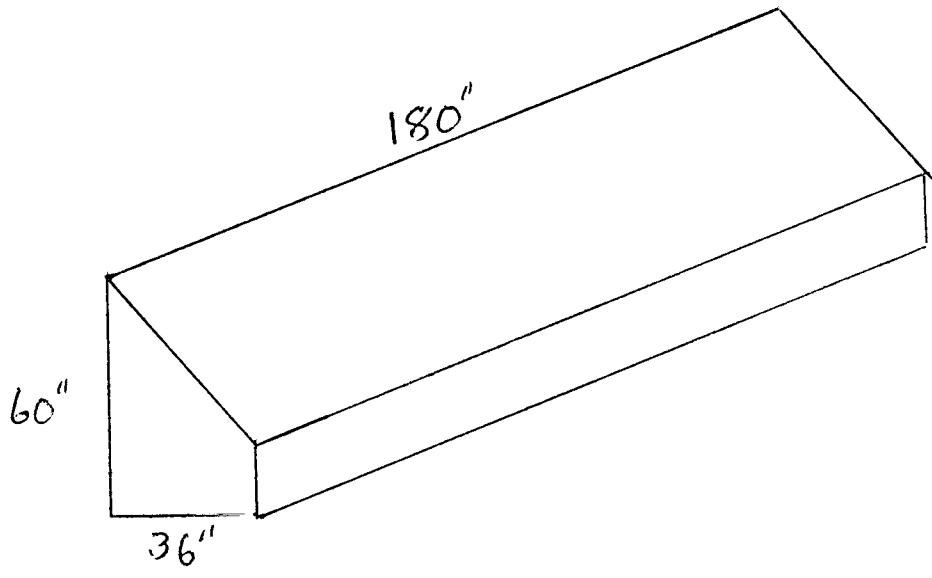
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

CANVAS PRODUCTS CO
580 25 Road
Grand Junction, CO
Tom Dykstra
942-1453

Rocky MT. Off Road
Specialties
306 South 5th St
Grand Junction, CO
242-6005
Alvin or Kevin

Color - Bright Red
No Electrical



ACCEPTED MR 8-14-94
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.