

FEE \$	10
TCP \$	
DRAINAGE FEE \$	

BLDG PERMIT NO.	55036
FILE #	

PLANNING CLEARANCE

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

pc

* THIS SECTION TO BE COMPLETED BY APPLICANT *

BLDG ADDRESS 115 West Grand Ave. TAX SCHEDULE NO. 2945-154-01-013

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

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

(1) OWNER Gay Johnsons Inc. NO. OF DWELLING UNITS
 BEFORE: _____ AFTER: _____ CONSTRUCTION

(1) ADDRESS 1154 N 4th - Grand Sect NO. OF BLDGS ON PARCEL
 BEFORE: _____ AFTER: _____ CONSTRUCTION

(1) TELEPHONE 245-7992 USE OF ALL EXISTING BLDGS Retail

(2) APPLICANT Canvas Products DESCRIPTION OF WORK & INTENDED USE: _____

(2) ADDRESS 580 25 Rd. - Grand Sect. Commercial Awning

(2) TELEPHONE 242-1453

✓ 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 4.5 from center of ROW, whichever is greater
 Side 0 from PL Rear 0 from PL

Special Conditions: Awning

Maximum Height _____ CENS.T. 1 T.ZONE 35 ANNEX # _____
 Maximum coverage of lot by structures _____

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 2-12-96

Department Approval [Signature] Date 2-12-96

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

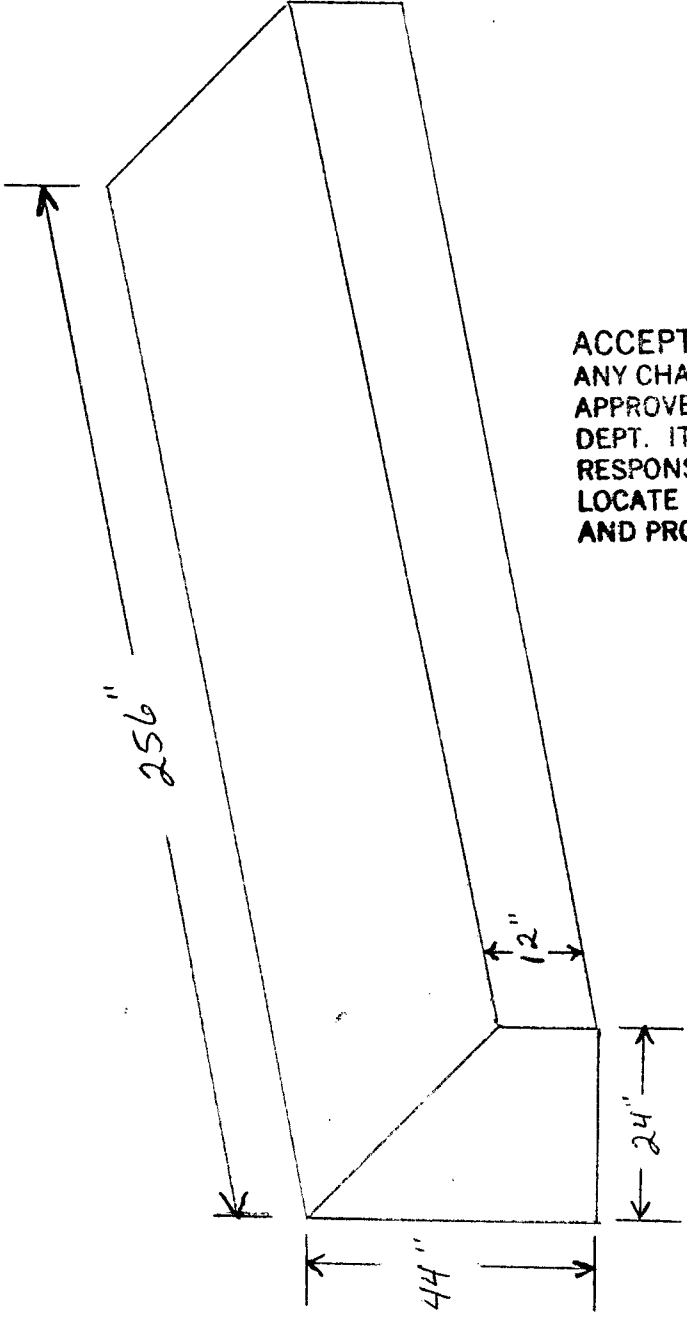
Utility Accounting [Signature] Date 2-12-96

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)

Fantastic Sams Salon
115 West Grand Ave.
Grand Jct. CO. 81501
Tom Foster
303-766-7395

Canvas Products
580 I Rd.
Grand Jct. CO 81505
970-242-1453



ACCEPTED MR 2-12-96
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.