

Planning \$ <u>10<sup>00</sup></u>	Drainage \$ <u>0</u>
TCP \$ <u>0</u>	School Impact \$ <u>0</u>

BLDG PERMIT NO. <u>58509</u>
FILE #

**PLANNING CLEARANCE**

3028-3700-~~018~~ <sup>018</sup>

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



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2586 Patterson Rd TAX SCHEDULE NO. 2945-034-18-002  
 SUBDIVISION High Fashion Fabric Sub SQ. FT. OF PROPOSED BLDG(S)/ADDITION 20'x40' area to be covered  
 FILING - BLK - LOT 2 SQ. FT. OF EXISTING BLDG(S) \_\_\_\_\_  
 (1) OWNER AVTV Enterprises, Ltd NO. OF DWELLING UNITS  
 BEFORE: NA AFTER: NA CONSTRUCTION  
 (1) ADDRESS 2586 Patterson Rd  
 NO. OF BLDGS ON PARCEL  
 BEFORE: 1 AFTER: 1 CONSTRUCTION  
 (1) TELEPHONE 242-1890  
 USE OF ALL EXISTING BLDGS Fabric Store  
 (2) APPLICANT Jeff Vogel DESCRIPTION OF WORK & INTENDED USE:  
 (2) ADDRESS Same Cover fenced area for dry storage  
 (2) TELEPHONE Same

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 PB Landscaping / Screening Required: YES \_\_\_\_\_ NO \_\_\_\_\_  
 SETBACKS: Front \_\_\_\_\_ from Property Line (PL) or \_\_\_\_\_ from center of ROW whichever is greater Parking Req'mt \_\_\_\_\_  
 Side per approval plan from PL Rear \_\_\_\_\_ from PL Special Conditions: \_\_\_\_\_  
 Maximum Height \_\_\_\_\_  
 Maximum coverage of lot by structures \_\_\_\_\_ Genus Tract 10 Traffic Zone 19 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).

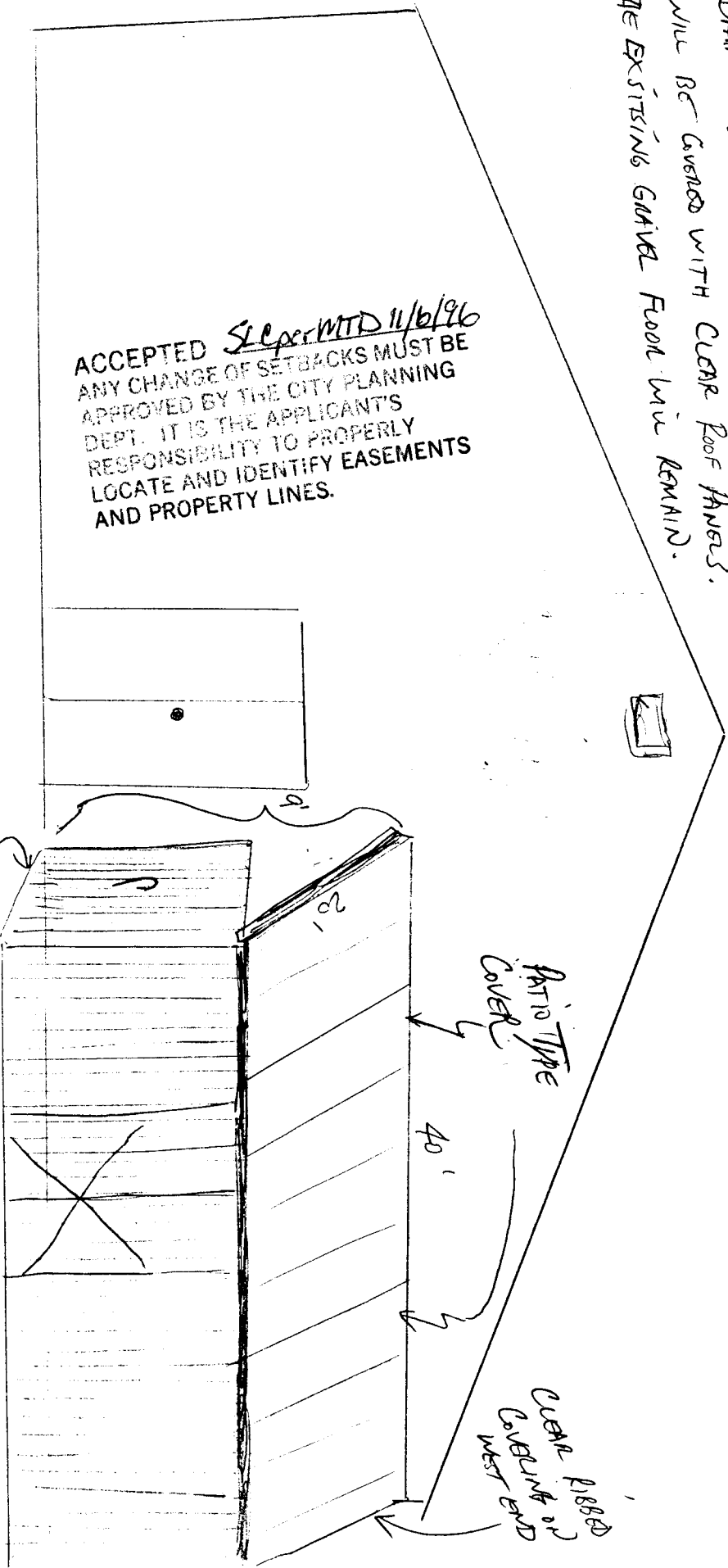
Applicant's Signature Jeffrey P. Vogel Date 11/8/96  
 Department Approval [Signature] Date 11/6/96  
 Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO W/O No.  
 Utility Accounting Attendance Date 11-8-94

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)

HI-Fashion subdivision; DESIGNED TO PROVIDE DRY OUTSIDE STORAGE  
 PATIO COVER OVER FENCED STORAGE AREA. 20' BY 40'.  
 ATTACHED TO BUILDING 9 FEET HIGH THEN SLOPE DOWN TO APPROX 7' TO THE NORTH.  
 DRAINAGE WILL RUN TO THE NORTH THEN WEST. THE WEST TRIANGLE SHAPE OPENING  
 WILL BE COVERED WITH CLEAR ROOF PANELS.  
 THE EXISTING GUTTER FLOOR WILL REMAIN.

ACCEPTED SL per MTD 11/6/96  
 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.



NORTH  
 SIDE OF BUILDING

NOT TO SCALE

JEFFREY R. VORER  
 HI Fashion Fabrics Inc.  
 2586 PATTERSON RD  
 GRAND ST. # 81506  
 (970) 242-1810