

FEE \$	10.00
TCP \$	
DRAINAGE FEE \$	

BLDG PERMIT NO.	103018
FILE #	

3021-3510-01-6
14391-9040

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 2446 F Road #B TAX SCHEDULE NO. 2945-043-01-013
 SUBDIVISION Fishu Sub SQ. FT. OF PROPOSED BLDG(S)/ADDITION _____
 FILING _____ BLK _____ LOT _____ SQ. FT. OF EXISTING BLDG(S) _____
 (1) OWNER C.T. Investors NO. OF DWELLING UNITS
 BEFORE: _____ AFTER: _____ CONSTRUCTION
 (1) ADDRESS P O Box 2026 NO. OF BLDGS ON PARCEL
 BEFORE: _____ AFTER: _____ CONSTRUCTION
 (1) TELEPHONE 245-0310 USE OF ALL EXISTING BLDGS Retail
 (2) APPLICANT CANVAS Products Co DESCRIPTION OF WORK & INTENDED USE:
 (2) ADDRESS 580 25 Road _____
 (2) TELEPHONE 242-1453 Commercial Awning

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 H.O. Landscaping / Screening Required: YES ___ NO X
 SETBACKS: Front _____ from Property Line (PL) Parking Req'mt existing
 or 65 from center of ROW, whichever is greater Special Conditions: _____
 Side 15 from PL Rear 15 from PL
 Maximum Height 65
 Maximum coverage of lot by structures 35% CENS.T. 9 T.ZONE 9 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 Sam D. [Signature] Date 11-20-97
 Department Approval Kathleen M. [Signature] Date 11/20/97
 Additional water and/or sewer tap fee(s) are required: YES ___ NO X W/O No. _____
 Utility Accounting [Signature] Date 11-20-97

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

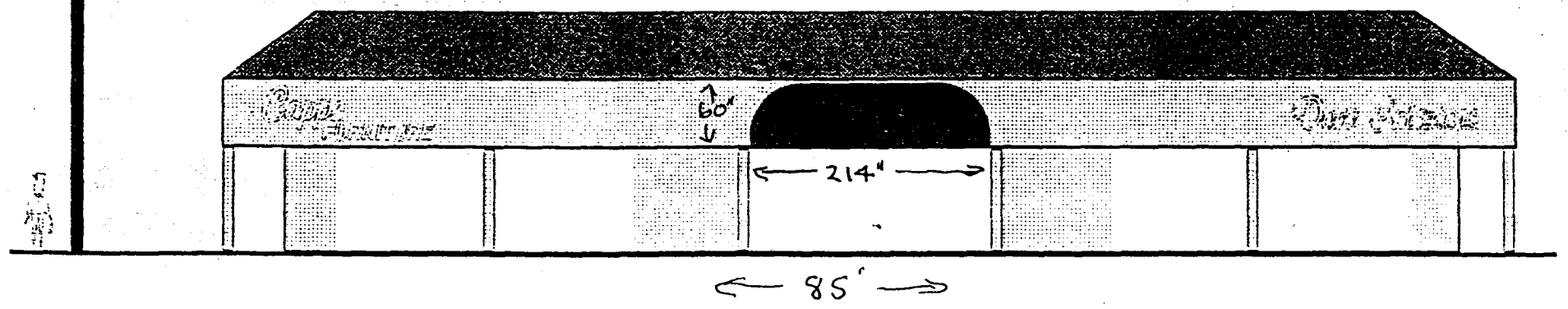
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

CANVAS Products Co
580 25 Road
242-1453
T. Dykstra

CAPPS Furniture
2446 F Road
Lawrence CAPPS
245-1829

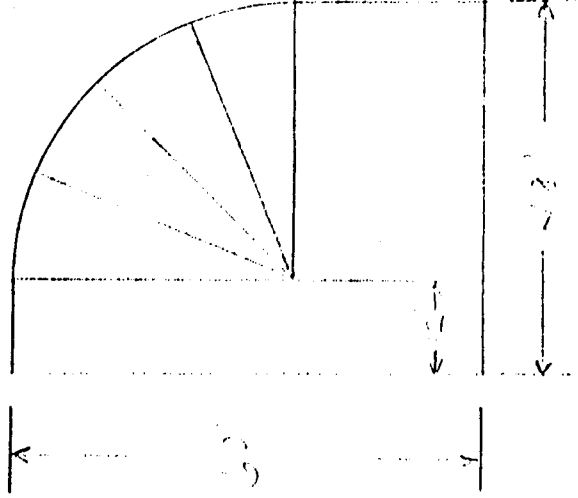
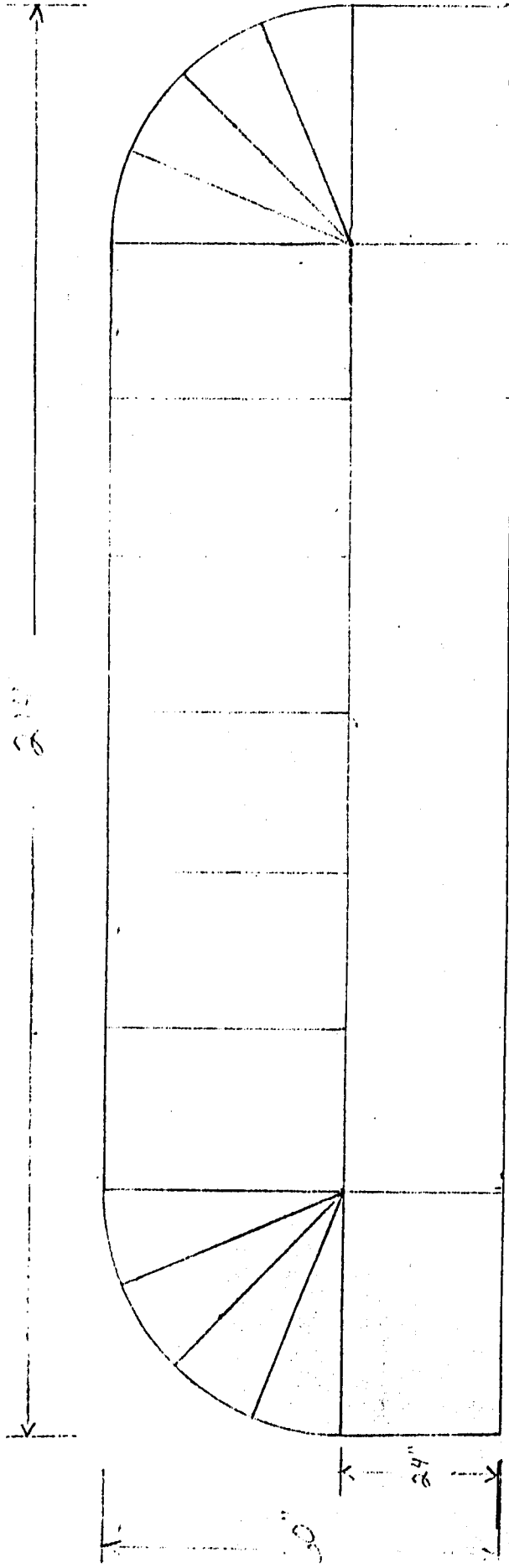
ACCEPTED KP 11/20/97
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPT. IT IS THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

Capps
Fine Furniture



CANVAS PRODUCTS CO
580 25 ROAD
292-1453
Tom Dykstra

CAPPS Furniture
2446 F Road
Lawrence CAPPS
216-1629



ACCEPTED *11/20/97*
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