

FEE \$	10 ⁰⁰
TCP \$	0
DRAINAGE FEE \$	0

BLDG PERMIT NO.	1021081
FILE #	

PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)

Grand Junction Community Development Department

19765-12653

2, 88 EQU

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 444 Grand Mesa Ave TAX SCHEDULE NO. 2945-233-14-012

SUBDIVISION Moon? Days Add to O.M. Heights SQ. FT. OF PROPOSED BLDG(S)/ADDITION

FILING BLK 34 LOT 5-7 SQ. FT. OF EXISTING BLDG(S)

(1) OWNER T+B, Inc. NO. OF DWELLING UNITS BEFORE: AFTER: CONSTRUCTION

(1) ADDRESS 444 Grand Mesa Ave

(1) TELEPHONE 295-6228 NO. OF BLDGS ON PARCEL BEFORE: 1 AFTER: 1 CONSTRUCTION

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

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

(2) TELEPHONE 292-1450 Commercial Awning - No Signage

✓ 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-1 Landscaping / Screening Required: YES NO

SETBACKS: Front from Property Line (PL) or 25' from center of ROW, whichever is greater Parking Req'mt

Side 0' from PL Rear 10' from PL Special Conditions:

Maximum Height 40' CENS.T. 13 T.ZONE 80 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 10-29-97

Department Approval [Signature] Date 10-29-97

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

Utility Accounting [Signature] Date 10-29-97

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
Grand Jet, Co 81505
242-1453
Tom Dykstra

Site Plan

T & B Cabinets
444 Grand Mesa Ave
245-6228

North ↑

