

Planning \$ PAID w/ SPR	Drainage \$ 28.32
TCP \$ PAID 1/2 street Imp. in 1994	School Impact \$ NA

BLDG PERMIT NO. 63939
FILE # SPR - 1998 - 038

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 580 25 Road TAX SCHEDULE NO. 2945-102-00-158

SUBDIVISION _____ SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1000

FILING _____ BLK _____ LOT _____ SQ. FT. OF EXISTING BLDG(S) 4000

(1) OWNER Dykstra Enterprises Inc. NO. OF DWELLING UNITS
BEFORE: 0 AFTER: 0 CONSTRUCTION

(1) ADDRESS 580 25 Rd

(1) TELEPHONE 970 242-1453 NO. OF BLDGS ON PARCEL
BEFORE: 1 AFTER: 2 CONSTRUCTION

(2) APPLICANT Chris McCallum/TPI USE OF ALL EXISTING BLDGS Canvas Products

(2) ADDRESS 570 S. Commercial Dr. DESCRIPTION OF WORK & INTENDED USE: _____

(2) TELEPHONE 243/4642 Storage building (No Additional Employees)

✓ 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 X

SETBACKS: Front Ø from Property Line (PL) or 45' from center of ROW, whichever is greater Parking Req't No Additional required at this time

Side Ø from PL Rear Ø from PL Special Conditions: LANDSCAPING Existing

Maximum Height 40' SEE File # SPR-1998-038

Maximum coverage of lot by structures _____ Census Tract 4 Traffic Zone 10 Annx # 207

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 Chris McCallum Date 2-2-98

Department Approval [Signature] Date 2-26-98

Additional water and/or sewer tap fee(s) are required: YES _____ NO X W/O No. TR-83943

Utility Accounting [Signature] Date 2-27-98 Less than 20 days

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)