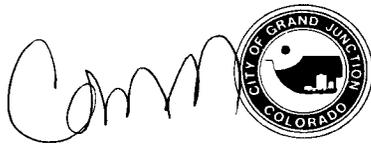


FEE \$	5.00
TCP \$	N/A
SIF \$	N/A



BLDG PERMIT NO. 07452

**PLANNING CLEARANCE**

(Single Family Residential and Accessory Structures)  
**Community Development Department**

BLDG ADDRESS 572 South Commercial TAX SCHEDULE NO. 2945-102-14-030+031

SUBDIVISION Westgate Sub. SQ. FT. OF PROPOSED BLDG(S)/ADDITION —

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

(1) OWNER TPI Industrial, Inc NO. OF DWELLING UNITS  
 BEFORE: \_\_\_\_\_ AFTER: \_\_\_\_\_ THIS CONSTRUCTION

(1) ADDRESS 570 South Westgate Dr

(1) TELEPHONE 243-4642 NO. OF BLDGS ON PARCEL  
 BEFORE: \_\_\_\_\_ AFTER: \_\_\_\_\_ THIS CONSTRUCTION

(2) APPLICANT Canvas Products USE OF EXISTING BLDGS Manufacturing

(2) ADDRESS 580 25 Road DESCRIPTION OF WORK AND INTENDED USE: \_\_\_\_\_

(2) TELEPHONE 242-1453 Commercial Awnings (NO SIGNS)

**REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, driveway location & width & all easements & rights-of-way which abut the parcel.**

**THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF**

ZONE C-2 Maximum coverage of lot by structures \_\_\_\_\_

SETBACKS: Front \_\_\_\_\_ from property line (PL) Parking Req'mt \_\_\_\_\_  
 or \_\_\_\_\_ from center of ROW, whichever is greater  
 Side \_\_\_\_\_ from PL Rear \_\_\_\_\_ from PL Special Conditions \_\_\_\_\_

Maximum Height \_\_\_\_\_

CENSUS 4 TRAFFIC 10 ANNEX# \_\_\_\_\_

Modifications to this Planning Clearance must be approved, in writing, by the Director of the Community Development Department. 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 305, Uniform Building Code).

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 Signature [Signature] Date 10-26-98

Department Approval [Signature] Date 10-26-98

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

Utility Accounting [Signature] Date 10/26/98

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  
Town Dykesville  
247-1953

Site Plan

Daneright Welding  
572 South Commercial  
Drive  
242-5330  
Debbie Cole

