

FEE \$	<u>75</u>
TCP \$	
SIF \$	



BLDG PERMIT NO. 70193

**PLANNING CLEARANCE**

(Single Family Residential and Accessory Structures)

**Community Development Department**

BLDG ADDRESS 524 Colorado Ave TAX SCHEDULE NO. 2945-143-20-015

SUBDIVISION City of GJ SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1200

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

(1) OWNER Shari Raso NO. OF DWELLING UNITS  
BEFORE: 0 AFTER: 0 THIS CONSTRUCTION

(1) ADDRESS Po Box 2378 NO. OF BLDGS ON PARCEL  
BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) TELEPHONE 242-9180 USE OF EXISTING BLDGS Retail

(2) APPLICANT Canvas Products Co DESCRIPTION OF WORK AND INTENDED USE: \_\_\_\_\_

(2) ADDRESS 580 25 Rd \_\_\_\_\_

(2) TELEPHONE 242-1453 Awning

**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 \_\_\_\_\_ TRAFFIC \_\_\_\_\_ ANN# \_\_\_\_\_

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 5-17-99

Department Approval [Signature] Date 5-17-99

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

Utility Accounting \_\_\_\_\_ Date \_\_\_\_\_

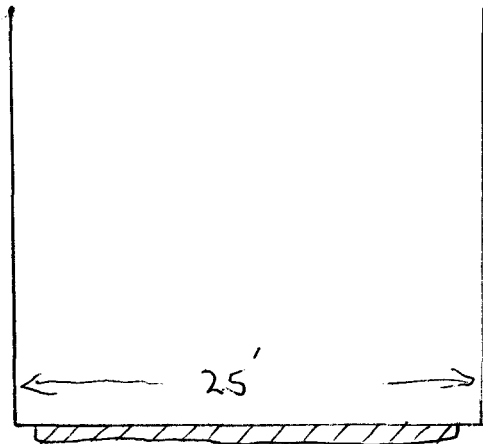
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

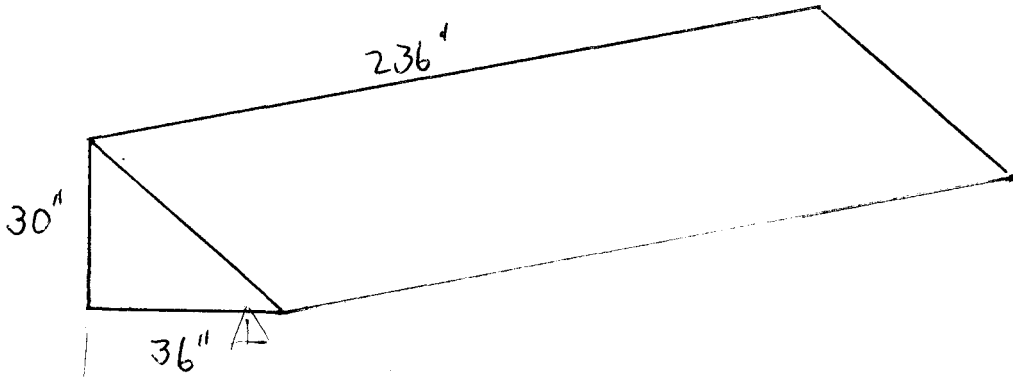
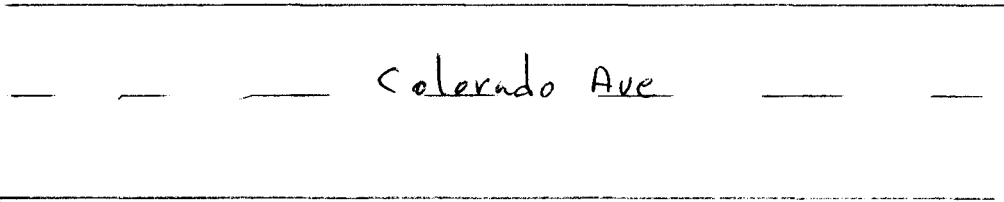
Canvas Products Co  
580 25 Rd  
242-1453  
Tom Dykstra

# Site Plan

Planet Earth  
524 Colorado Ave  
256-9630  
Cocle Lowry



Proposed Awning  
(No Signage)



5'

7'