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BLDG PERMIT NO. 69569

**PLANNING CLEARANCE**

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

BLDG ADDRESS 560 Colorado Ave TAX SCHEDULE NO. 2945-143-20-022  
 SUBDIVISION City SQ. FT. OF PROPOSED BLDG(S)/ADDITION —  
 FILING — BLK 117 LOT 17-21 SQ. FT. OF EXISTING BLDG(S) 5184  
 (1) OWNER Al Schiesswohl NO. OF DWELLING UNITS  
 BEFORE: — AFTER: — THIS CONSTRUCTION  
 (1) ADDRESS 570 Hall Ave  
 (1) TELEPHONE 242-3508 NO. OF BLDGS ON PARCEL  
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION  
 (2) APPLICANT Canvas Products Co USE OF EXISTING BLDGS Retail  
 (2) ADDRESS 580 25 Road DESCRIPTION OF WORK AND INTENDED USE:  
 (2) TELEPHONE 242-1453 Awnings

**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)  
 or 25 from center of ROW, whichever is greater Parking Req'mt —  
 Side 0' from PL Rear 0' from PL Special Conditions —  
 Maximum Height 40' CENSUS 1 TRAFFIC 42 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 4-12-99  
 Department Approval [Signature] Date 4-12-99

Additional water and/or sewer tap fee(s) are required: YES — NO X W/O No. —  
 Utility Accounting [Signature] Date 4-12-99

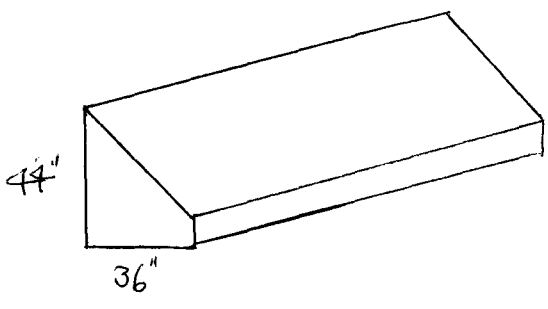
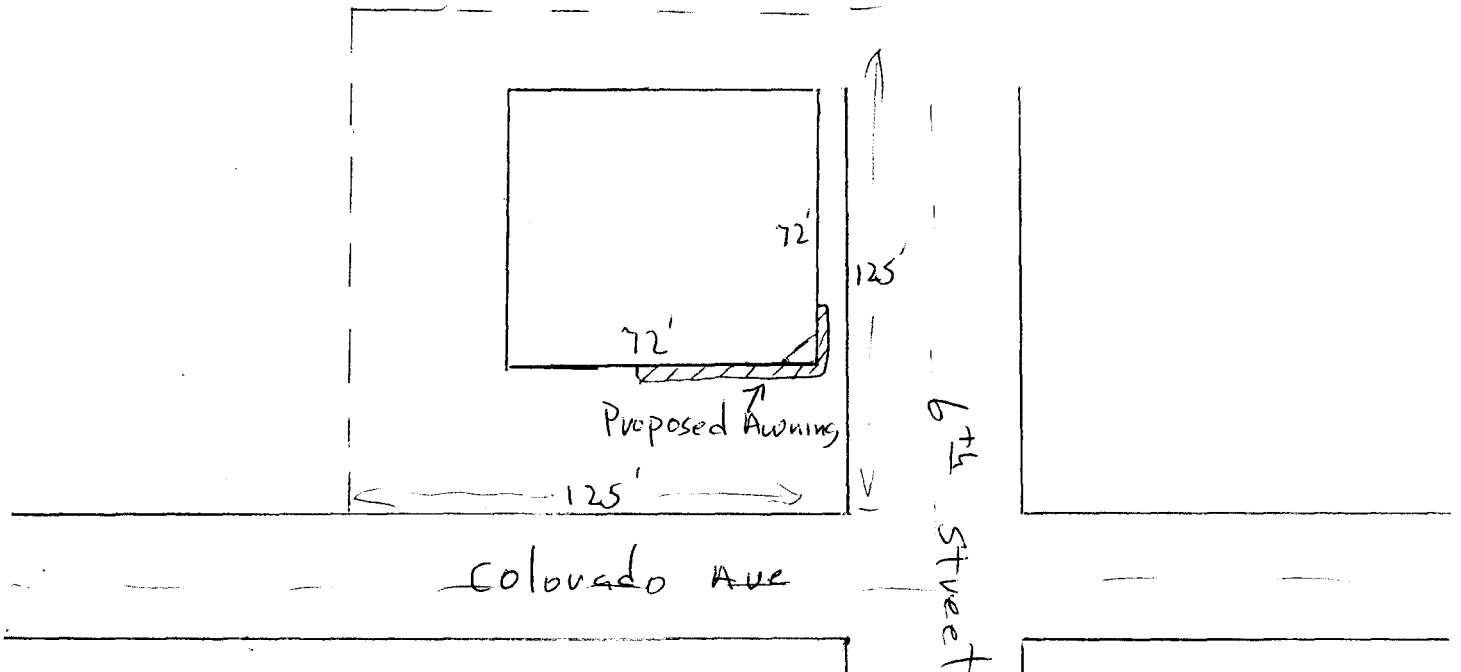
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

CAJAS Products Co.  
580 25 Road  
242-1453  
Tom Dykstra

Floors + More  
560 Colorado Ave  
245-6427  
Ron South

# Site Plan



ACCEPTED *Ronnie* 4/12/99  
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