

FEE \$	10.00
TCP \$	0
SIF \$	0

PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. 75401



Your Bridge to a Better Community

BLDG ADDRESS 2267 Logas Ct. SQ. FT. OF PROPOSED BLDGS/ADDITION N/A
 TAX SCHEDULE NO. 2701-314-02-004 SQ. FT. OF EXISTING BLDGS 15000
 SUBDIVISION _____ TOTAL SQ. FT. OF EXISTING & PROPOSED n/a
 FILING _____ BLK _____ LOT _____ NO. OF DWELLING UNITS:
 Before: _____ After: _____ this Construction
 (1) OWNER Terry Paddock Sr. NO. OF BUILDINGS ON PARCEL
 Before: _____ After: _____ this Construction
 (1) ADDRESS 2267 Logas Ct USE OF EXISTING BUILDINGS wholesale
 (1) TELEPHONE 242-7015 DESCRIPTION OF WORK & INTENDED USE Awnings
 (2) APPLICANT Canvas Products Co TYPE OF HOME PROPOSED: n/a
 (2) ADDRESS 580 25 Road _____ Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 (2) TELEPHONE 242-1453 _____ Other (please specify) _____

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 I-2 Maximum coverage of lot by structures FAR 2.0
 SETBACKS: Front 15' from property line (PL) Permanent Foundation Required: YES _____ NO X
 or _____ from center of ROW, whichever is greater
 Side 0' from PL, Rear 10' from PL Parking Req'mt n/a
 Maximum Height 40' Special Conditions No signage on awning.
 CENSUS 9 TRAFFIC 7 ANN# _____

Modifications to this Planning Clearance must be approved, in writing, by 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, if applicable, 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 5-26-2000
 Department Approval [Signature] Date 5-30-00

Additional water and/or sewer tap fees are required:	YES	NO <u>X</u>	W/O No. _____
Utility Accounting	<u>[Signature]</u>		Date <u>[Signature]</u>

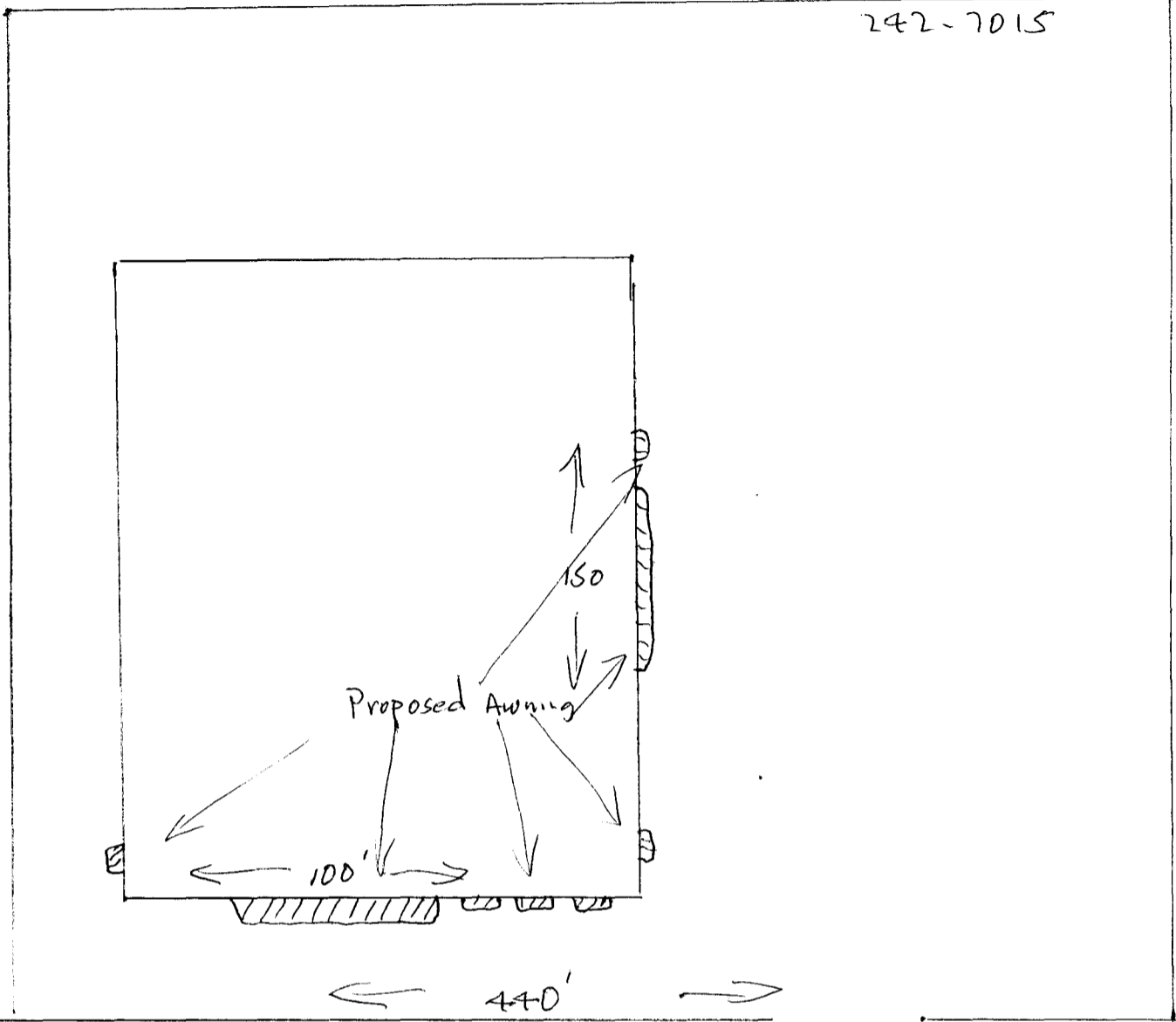
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

CANVAS PRODUCTS CO
580 25 Road
Tom Dykstra
242-1453

Site Plan

Grand Valley Foods
2267 Logos Ct.
Grand Junction, CO
81505
Tevy Paddock, Sr.
242-7015



Logos Court

ACCEPTED 28th 5-30-00
ANY CHANGE OF SETBACKS OR
AS REQUIRED BY THE CITY OF GRAND
JUNCTION, COLORADO
IS THE RESPONSIBILITY OF THE
OWNER AND PROPERTY OWNERS
AND PROPERTY LINES.