

Planning \$ <u>10</u> —	Drainage \$ <u>0</u> —
TCP \$ <u>0</u> —	School Impact \$ <u>0</u> —

BLDG PERMIT NO. <u>70253</u>
FILE #

### PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)  
**Grand Junction Community Development Department**

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 536 Ouray Ave TAX SCHEDULE NO. 2945-192-32-09  
SUBDIVISION \_\_\_\_\_ SQ. FT. OF PROPOSED BLDG(S)/ADDITION \_\_\_\_\_  
FILING \_\_\_\_\_ BLK 60 LOT 23-28 SQ. FT OF EXISTING BLDG(S) 4000  
OWNER Rio Grande Federal Credit Union NO. OF DWELLING UNITS: BEFORE \_\_\_\_\_ AFTER \_\_\_\_\_  
ADDRESS 536 Ouray Ave CONSTRUCTION \_\_\_\_\_  
TELEPHONE 243-7330 NO. OF BLDGS ON PARCEL: BEFORE \_\_\_\_\_ AFTER \_\_\_\_\_  
APPLICANT Canvas Products Co USE OF ALL EXISTING BLDGS Commercial  
ADDRESS 580 25 Rd DESCRIPTION OF WORK & INTENDED USE: \_\_\_\_\_  
TELEPHONE 242-1957 Awning  
✓ 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 B-1 LANDSCAPING/SCREENING REQUIRED: YES \_\_\_\_\_ NO   
SETBACKS: FRONT: 20' from Property Line (PL) or \_\_\_\_\_  
from center of ROW, whichever is greater  
SIDE: 0' from PL REAR: 15' from PL PARKING REQUIREMENT: \_\_\_\_\_  
SPECIAL CONDITIONS: \_\_\_\_\_  
MAXIMUM HEIGHT 40'  
MAXIMUM COVERAGE OF LOT BY STRUCTURES \_\_\_\_\_ CENSUS TRACT 3 TRAFFIC ZONE 35 ANNEX \_\_\_\_\_

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 Grand Junction 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 [Signature] Date 8-4-00  
Department Approval [Signature] Date 8-4-00

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>No chg in use</u>
Utility Accounting	<u>CM Marshall-Cole</u>		Date <u>8/4/00</u>

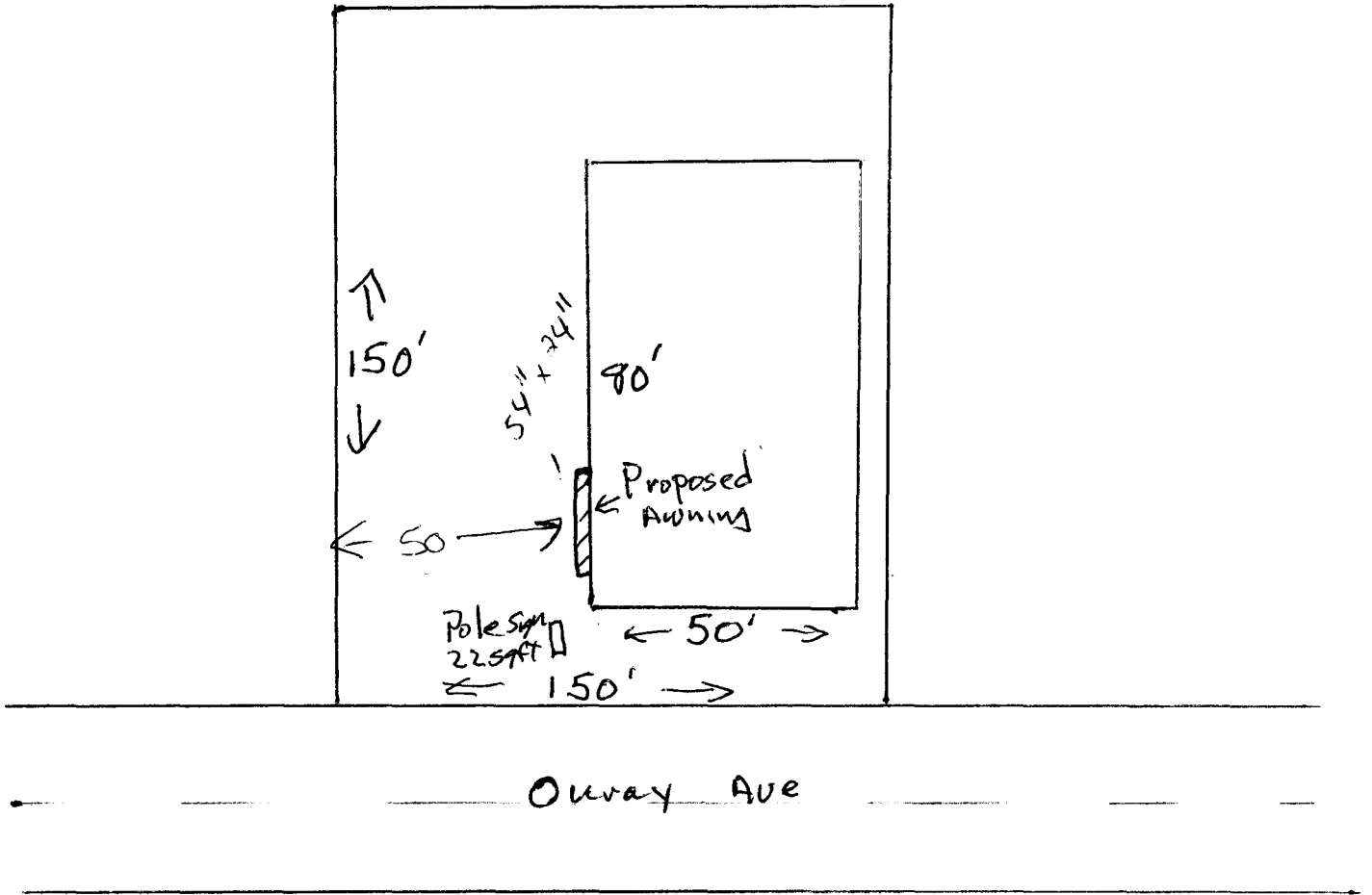
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning and Development Code)

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

CANVAS PRODUCTS CO  
580 25 ROAD  
TOM DYKSTRA  
242-1453

# Site Plan

RIO GRANDE FEDERAL  
CREDIT UNION  
536 OURAY AVE  
243-7330



8/4/00  
ACCEPTED *C. Jaye Nelson*  
ANY CHANGE OF SETBACKS MUST BE  
APPROVED BY THE CITY PLANNING  
DEPT. IT IS THE APPLICANT'S  
RESPONSIBILITY TO PROPERLY  
LOCATE AND IDENTIFY EASEMENTS  
AND PROPERTY LINES.