

Planning \$ <u>5.00</u>	Drainage \$ _____
TCP \$ _____	School Impact \$ _____

BLDG PERMIT NO. <u>77929</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

~~147-002~~ 47-002

BUILDING ADDRESS 201 South Ave

SUBDIVISION DFRW Minor

FILING _____ BLK _____ LOT 2

OWNER DP + RC

ADDRESS 640 Hwy 6 + 50

TELEPHONE 243-9737

APPLICANT Canvas Products Co

ADDRESS 580 25 Rd

TELEPHONE 242-1453

TAX SCHEDULE NO. 2945-143-~~48-001~~

SQ. FT. OF PROPOSED BLDG(S)/ADDITION _____

SQ. FT. OF EXISTING BLDG(S) 2800

NO. OF DWELLING UNITS: BEFORE _____ AFTER _____
CONSTRUCTION

NO. OF BLDGS ON PARCEL: BEFORE _____ AFTER _____
CONSTRUCTION

USE OF ALL EXISTING BLDGS Commercial

DESCRIPTION OF WORK & INTENDED USE: 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-2

SETBACKS: FRONT: _____ from Property Line (PL) or
_____ from center of ROW, whichever is greater

SIDE: _____ from PL REAR: _____ from PL

MAXIMUM HEIGHT 65

MAXIMUM COVERAGE OF LOT BY STRUCTURES _____

LANDSCAPING/SCREENING REQUIRED: YES _____ NO

PARKING REQUIREMENT: _____

SPECIAL CONDITIONS: _____

CENSUS TRACT 9 TRAFFIC ZONE 100 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).

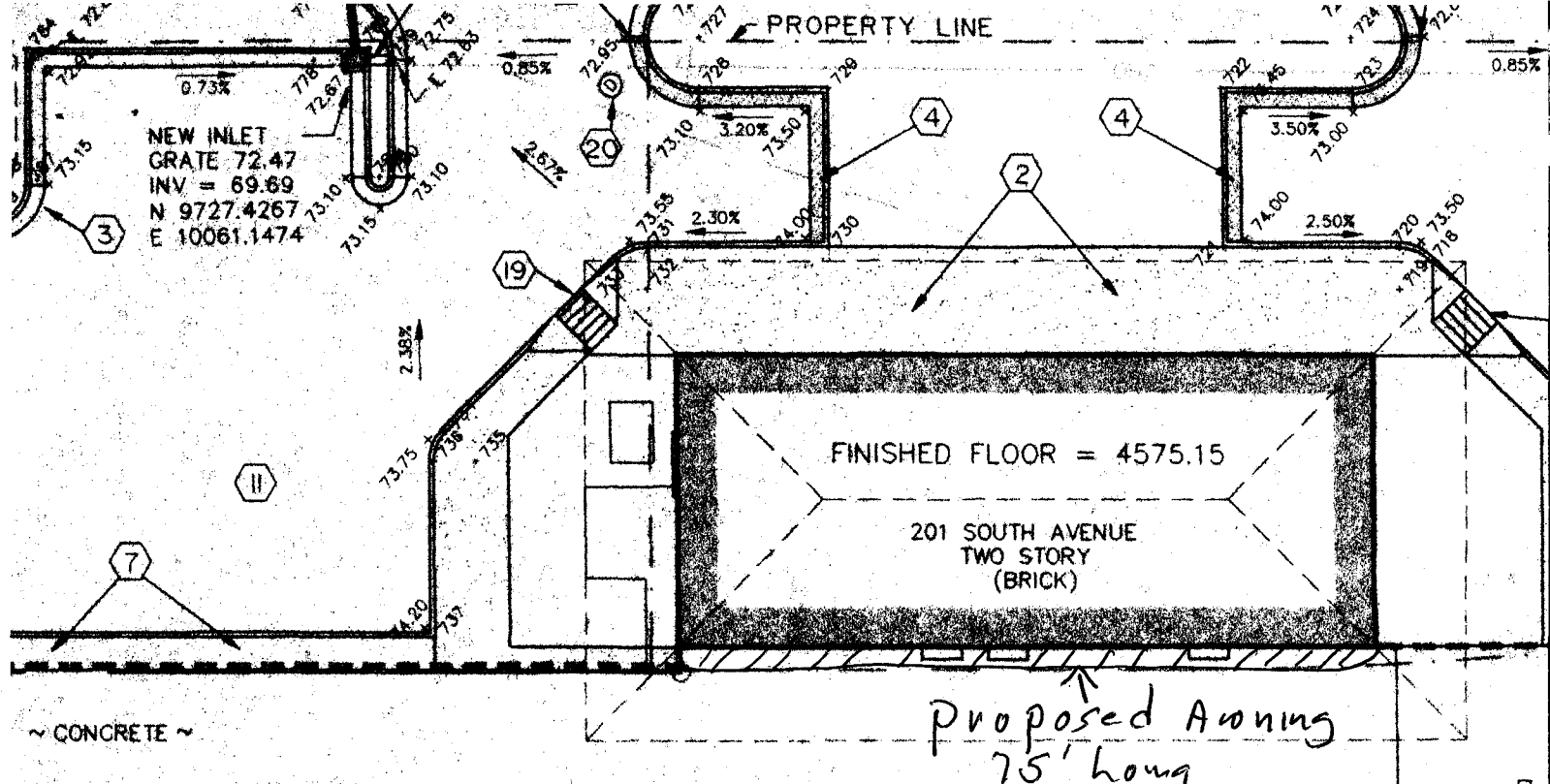
Applicant's Signature [Signature] Date 12-5-2000

Department Approval [Signature] Date 12/5/2000

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. _____
Utility Accounting <u>[Signature]</u>			Date <u>12-5-00</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)



ACCEPTED *K/A 12/5/00*
 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.

NOTES:

- CONSTRUCTION: FOR ASPHALT REMOVAL, WHEEL-CUT AS SHOWN
 THE CENTERLINE OF THE STREET OR ALONG THE CENTERLINE OF
- IMPROVEMENTS. REFER TO ARCHITECTURAL DRAWINGS FOR
 AND JOINTING PATTERN.
- CONCRETE CURB AND GUTTER. CONSTRUCT IN ACCORDANCE WITH
 C1.4.
- "CUTOUT" CURB AND GUTTER. CONSTRUCT IN ACCORDANCE WITH
 C1.4.
- WOOD CURB. CONSTRUCT IN ACCORDANCE WITH DETAIL SHOWN ON
- FOR V-PAN. CONSTRUCT IN ACCORDANCE WITH DETAIL SHOWN ON
- TO SHEETS L 1.2 AND L 1.3
- FOR IMPROVEMENTS CONSISTING OF STORM INLETS AND DRAIN LINE
 SHALL BE IN ACCORDANCE WITH STANDARD DETAILS AS PREPARED
 AT JUNCTION. SEE SHEET C1.4 FOR PROFILES.
- FOR DRAINAGE TROUGH AS SHOWN IN ACCORDANCE WITH STANDARD DETAIL
 AT JUNCTION OF GRAND JUNCTION.
- FOR JOINTS TO EXISTING AT LOCATION SHOWN OR TO THE NEXT NEAREST JOINT.

GENERAL

1. ALL STORM SEWER STANDARDS AND S
2. ALL STORM INLETS THE CITY OF GRAN
3. ALL CONCRETE CURB CONFORM TO THE STANDARD DRAWING
4. SEE EXISTING COND
5. ALL NEW ASPHALT PAVEMENT AND ROAD AGGREGATE BASE
6. ALL OTHER NEW ASPHALT PAVEMENT AND ROAD AGGREGATE BASE
7. STORM DRAIN TO B

Union Station

