

Planning \$ <u>5.00</u>	Drainage \$ <u>0</u>
TCP \$ <u>0</u>	School Impact \$ <u>0</u>

BLDG PERMIT NO. <u>81704</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 591 25 Road

SUBDIVISION _____

FILING _____ BLK _____ LOT _____

OWNER Bill Wells

ADDRESS 2156 Buffalo Drive

TELEPHONE 243-2337

APPLICANT Canvas Products Co

ADDRESS 580 25 Road

TELEPHONE 242-1453

TAX SCHEDULE NO. 2945-091-00-088

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

SQ. FT OF EXISTING BLDG(S) _____

NO. OF DWELLING UNITS: BEFORE _____ AFTER _____
CONSTRUCTION

NO. OF BLDGS ON PARCEL: BEFORE 3 AFTER _____
CONSTRUCTION

USE OF ALL EXISTING BLDGS Retail + Storage

DESCRIPTION OF WORK & INTENDED USE: _____
Commercial 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 C-2

SETBACKS: FRONT: 15' from Property Line (PL) or
from center of ROW, whichever is greater
SIDE: 0' from PL REAR: 10' from PL

MAXIMUM HEIGHT 40'

MAXIMUM COVERAGE OF LOT BY STRUCTURES N/A

LANDSCAPING/SCREENING REQUIRED: YES _____ NO

PARKING REQUIREMENT: N/A

SPECIAL CONDITIONS: _____

CENSUS TRACT 9 TRAFFIC ZONE 97 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]

Department Approval C Faye Mason

Date 9-26-2001

Date 9-26-01

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>Awning only</u>
Utility Accounting	<u>[Signature]</u>		Date <u>9/26/01</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)

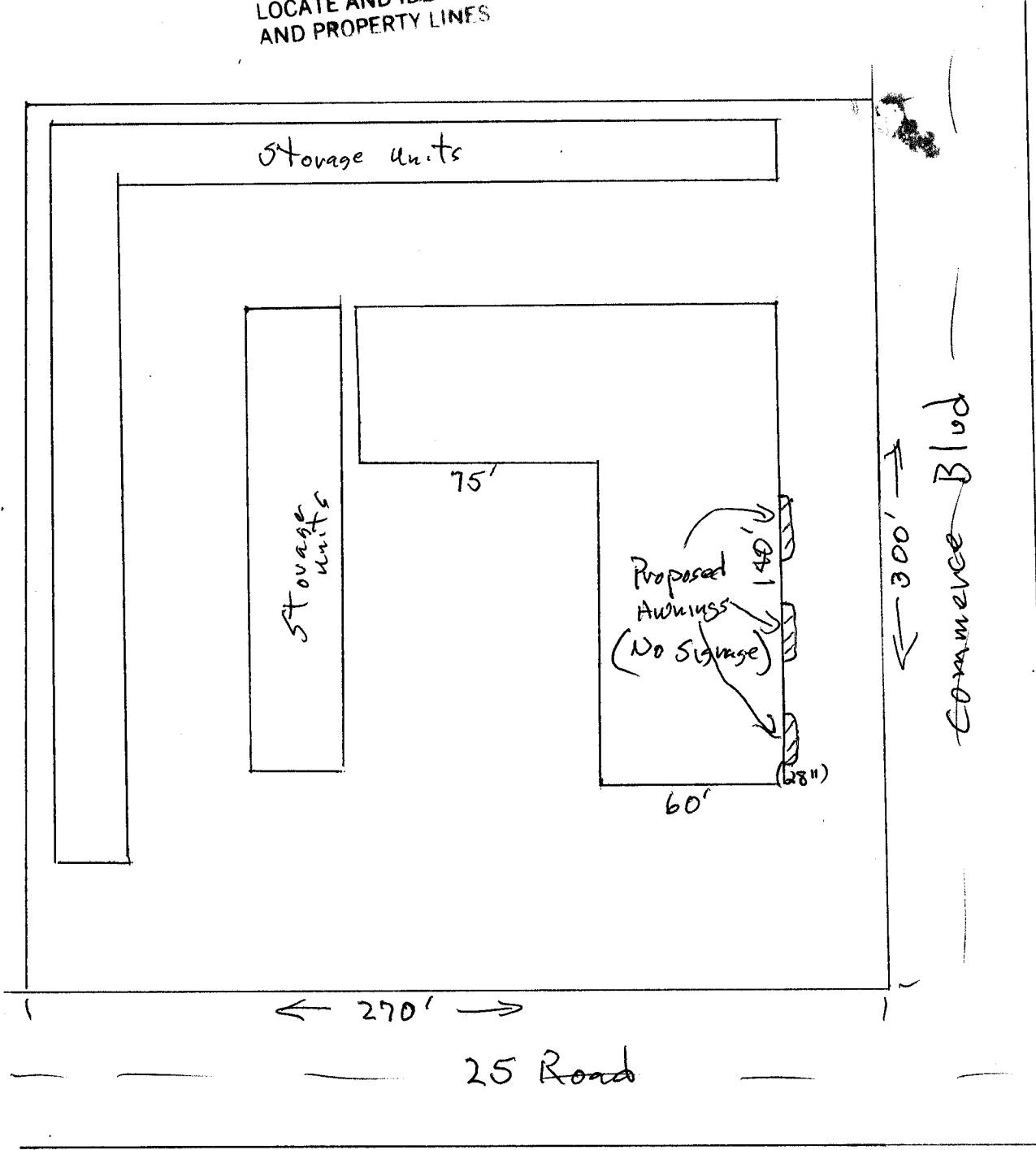
Canvas Products Co
580 25 Road
242-1453
Tom Dykstra

Site Plan

9/26/01
C. J. Dykstra

Bill Wells Commercial Complex
591 25 Road
Bill Wells
243-2337

ACCEPTED
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





Delete

