

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

AK

BLDG PERMIT NO. <u>81852</u>
FILE #

PLANNING CLEARANCE
 (multifamily and non-residential remodels and change of use)
Grand Junction Community Development Department

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 1158 Bookcliff Ave

TAX SCHEDULE NO. 2945-111-00-017

SUBDIVISION _____

CURRENT FAIR MARKET VALUE OF STRUCTURE \$ 362,550.00

FILING _____ BLK _____ LOT _____

ESTIMATED REMODELING COST \$ 850⁰⁰

OWNER DE Lovato

NO. OF DWELLING UNITS: BEFORE _____ AFTER _____
CONSTRUCTION

ADDRESS 804 Jamaica Dr

USE OF ALL EXISTING BLDGS apartments

TELEPHONE 243-7670

DESCRIPTION OF WORK & INTENDED USE: _____

APPLICANT Canvas Products co

Commercial Awnings

ADDRESS 580 25 Rd

TELEPHONE 242-1453

PATM
OCT 8 2001

✓ 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 RMF-24

SPECIAL CONDITIONS: _____

PARKING REQUIREMENT: _____

LANDSCAPING/SCREENING REQUIRED: YES _____ NO _____

CENSUS TRACT 27 TRAFFIC ZONE 5 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.

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 that 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 10-8-2001

Department Approval *[Signature]*

Date 10-8-01

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting	<u><i>[Signature]</i></u>		Date <u>10/8/01</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)

Purchase Order # _____

Date 9-18-01

Name Bud Kovato - Innsbruck Apts.

Phone 216-2684

Address 1158 Bookcliff Ave.

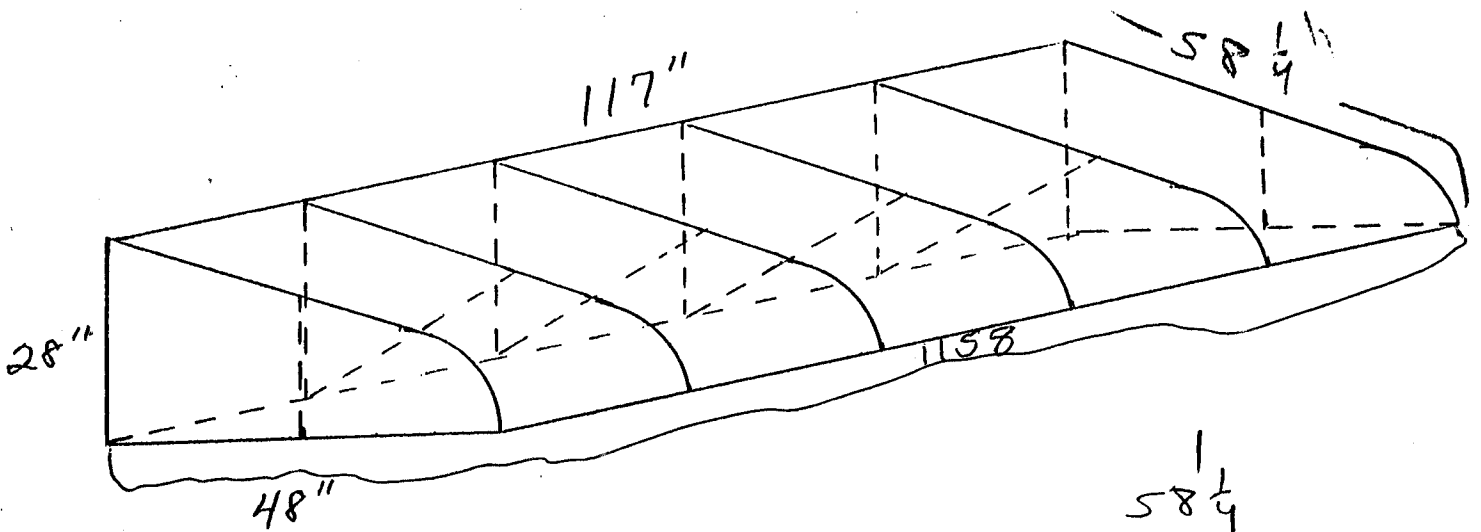
Quote \$850⁰⁰ plus tax & perm.

Promised By _____

Instructions: Sumbrella, Terra Cotta, 8" valance, Mild Wave, Ecru Trim

1158 Printed on one valance, front, center
Print same color as trim

2 ea



$$\begin{array}{r}
 58 \frac{1}{4} \\
 8 \\
 \hline
 4 \\
 71 \frac{1}{4} \\
 - \frac{1}{4} \\
 \hline
 4w/71''
 \end{array}$$

$$4w/41''$$

Operator _____
Notified _____

Time _____
Material _____
Tax _____
Total _____

CANDAS Products Co
580 25 Rd
Tom Dykstra
242-1453

Site Plan

Innsbruck Apartments
1158 Bookcliff Ave
Bud Kovato
243-7670

