

Planning \$ <u>10<sup>00</sup></u>	Drainage \$ <u>—</u>
TCP \$ <u>—</u>	School Impact \$ <u>—</u>



BLDG PERMIT NO. <u>79770</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 330 Grand Ave  
 SUBDIVISION City  
 FILING — BLK 75 LOT 24-28  
 OWNER Bob Reece  
 ADDRESS 330 Grand Ave  
 TELEPHONE 241-8555  
 APPLICANT Canvas Products Co.  
 ADDRESS 580 25 Rd  
 TELEPHONE 242-1753

TAX SCHEDULE NO. 2995-142-39-015  
 CURRENT FAIR MARKET VALUE OF STRUCTURE \$ \_\_\_\_\_  
 ESTIMATED REMODELING COST \$ 2690.<sup>00</sup>  
 NO. OF DWELLING UNITS: BEFORE \_\_\_\_\_ AFTER \_\_\_\_\_  
 CONSTRUCTION  
 USE OF ALL EXISTING BLDGS Retail  
 DESCRIPTION OF WORK & INTENDED USE: \_\_\_\_\_  
Awning - 2<sup>nd</sup> floor

✓ 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  
 PARKING REQUIREMENT: N/A  
 LANDSCAPING/SCREENING REQUIRED: YES \_\_\_\_\_ NO \_\_\_\_\_

SPECIAL CONDITIONS: no signage  
 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.

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 5-7-2001

Department Approval [Signature]

Date 5-7-01

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>Existing meters</u> <i>no change in service</i>
Utility Accounting <u>Khaet</u>			Date <u>5/7/01</u>

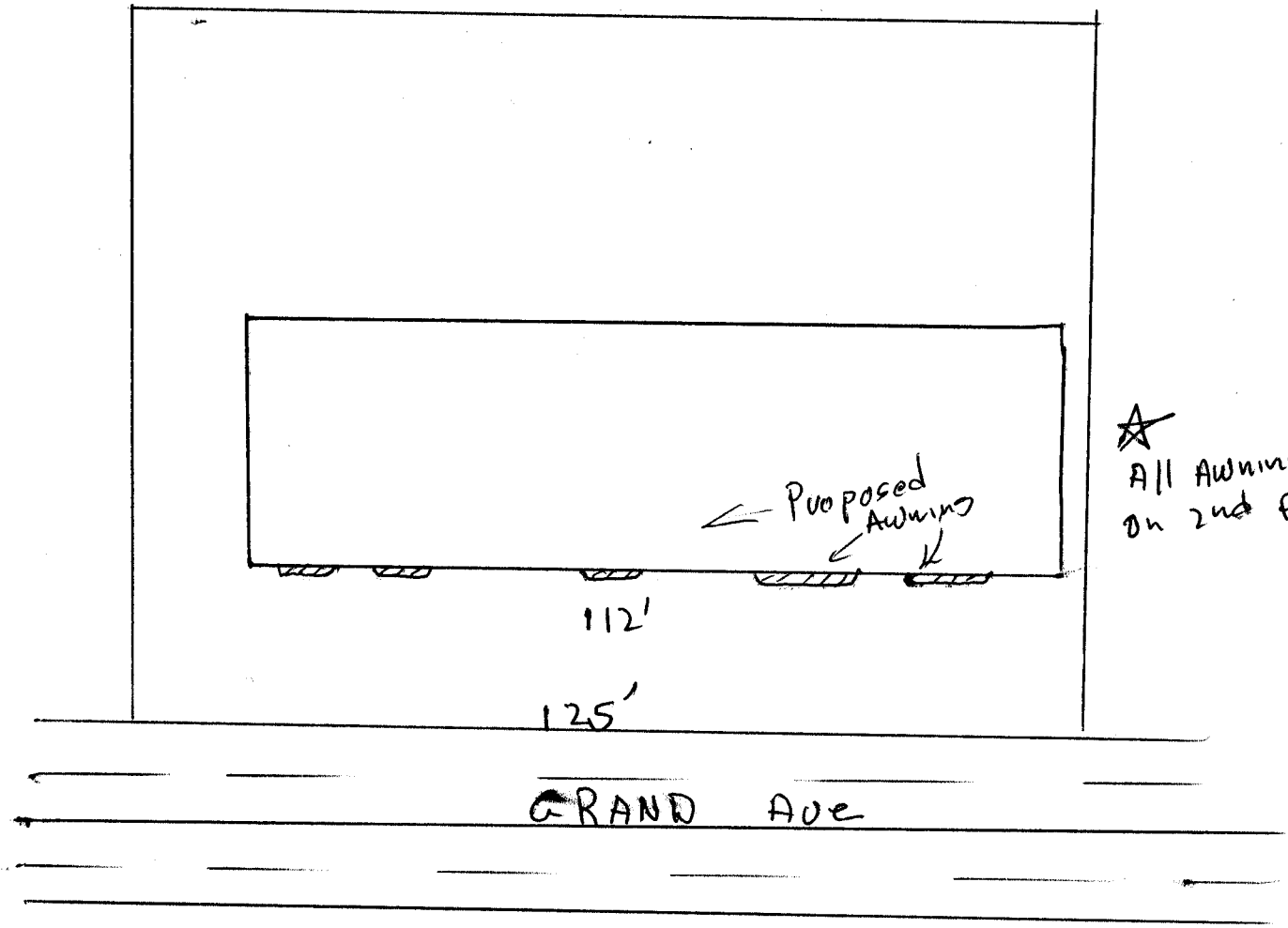
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning and Development Code)

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

CANVAS Products Co  
580 25 Road  
Tom Dykstra  
242-1453

Site Plan

First American Title  
330 Grand Ave  
Reece  
241-8555



ACCEPTED *Ronnie* 5/7/01  
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.