

Planning \$ <u>500</u>	Drainage \$
TCP \$	School Impact \$

(D)

BLDG PERMIT NO. <u>79824</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 1765 Main St  
 SUBDIVISION Grand Junction  
 FILING \_\_\_\_\_ BLK 12 LOT 4  
 OWNER Matt Anderweg  
 ADDRESS 1765 Main Street  
 TELEPHONE 295-2261  
 APPLICANT Canvas Products Co  
 ADDRESS 580 25 Rd  
 TELEPHONE 292-1953

TAX SCHEDULE NO. 2945-133-10-004  
 CURRENT FAIR MARKET VALUE OF STRUCTURE \$ 47,720  
 ESTIMATED REMODELING COST \$ \$300<sup>00</sup>  
 NO. OF DWELLING UNITS: BEFORE \_\_\_\_\_ AFTER \_\_\_\_\_  
 CONSTRUCTION  
 USE OF ALL EXISTING BLDGS Old World Meats  
 DESCRIPTION OF WORK & INTENDED USE:  
Commercial Drawings

✓ 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 SPECIAL CONDITIONS: None  
 PARKING REQUIREMENT: \_\_\_\_\_  
 LANDSCAPING/SCREENING REQUIRED: YES \_\_\_\_\_ NO  CENSUS TRACT \_\_\_\_\_ TRAFFIC ZONE \_\_\_\_\_ 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 5-8-01  
 Department Approval [Signature] Date 5/5/01

Additional water and/or sewer tap fee(s) are required: YES _____ NO <input checked="" type="checkbox"/>	W/O No <u>no change</u>
Utility Accounting <u>[Signature]</u>	Date <u>5/10/01</u>

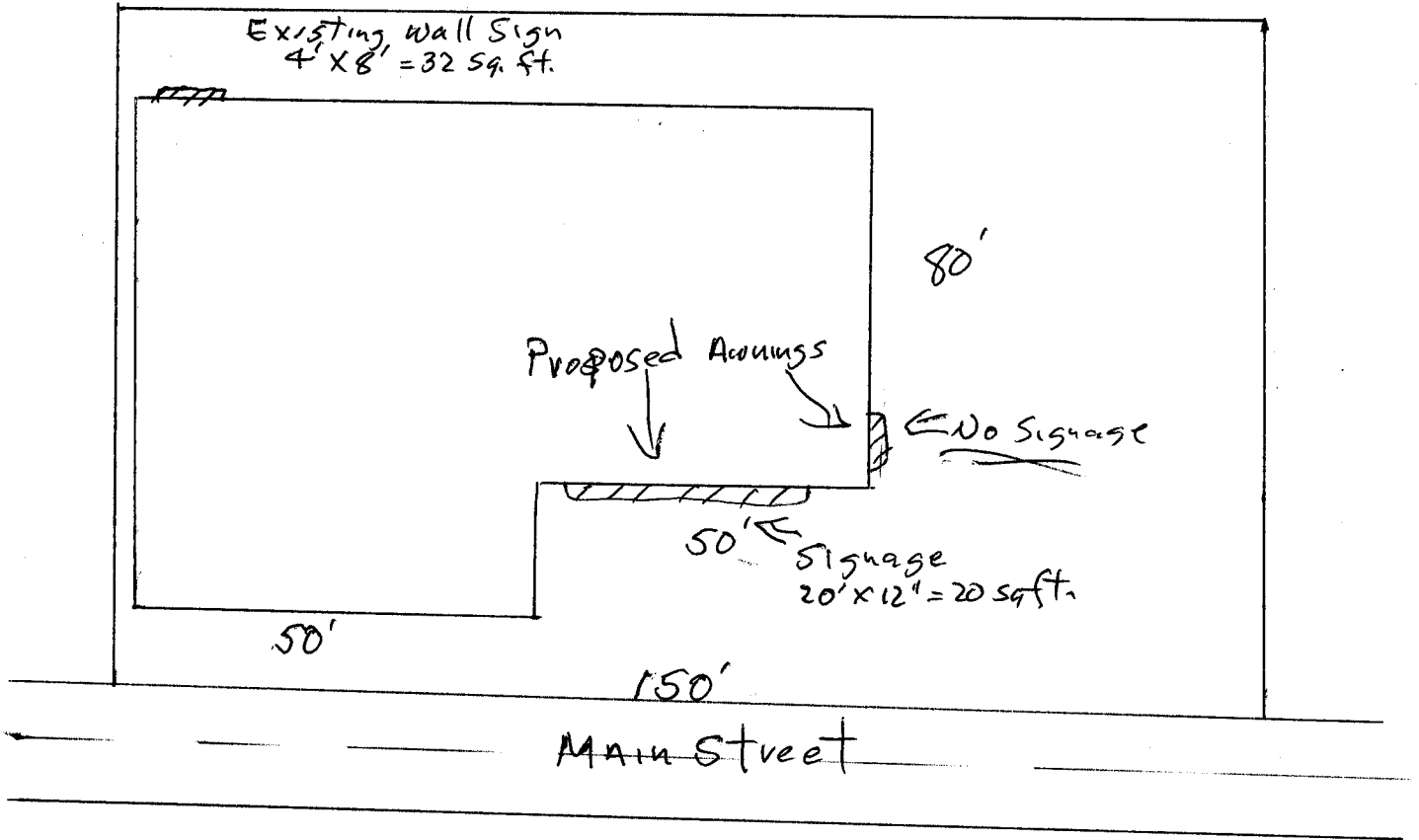
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning and Development Code)

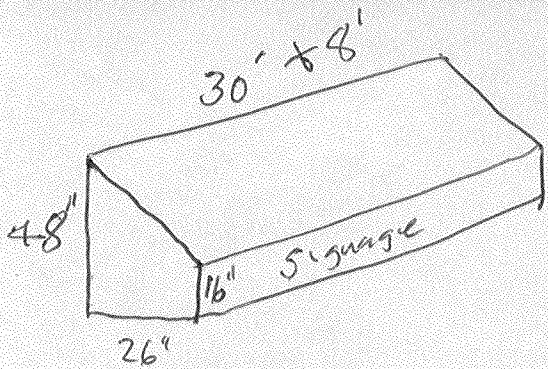
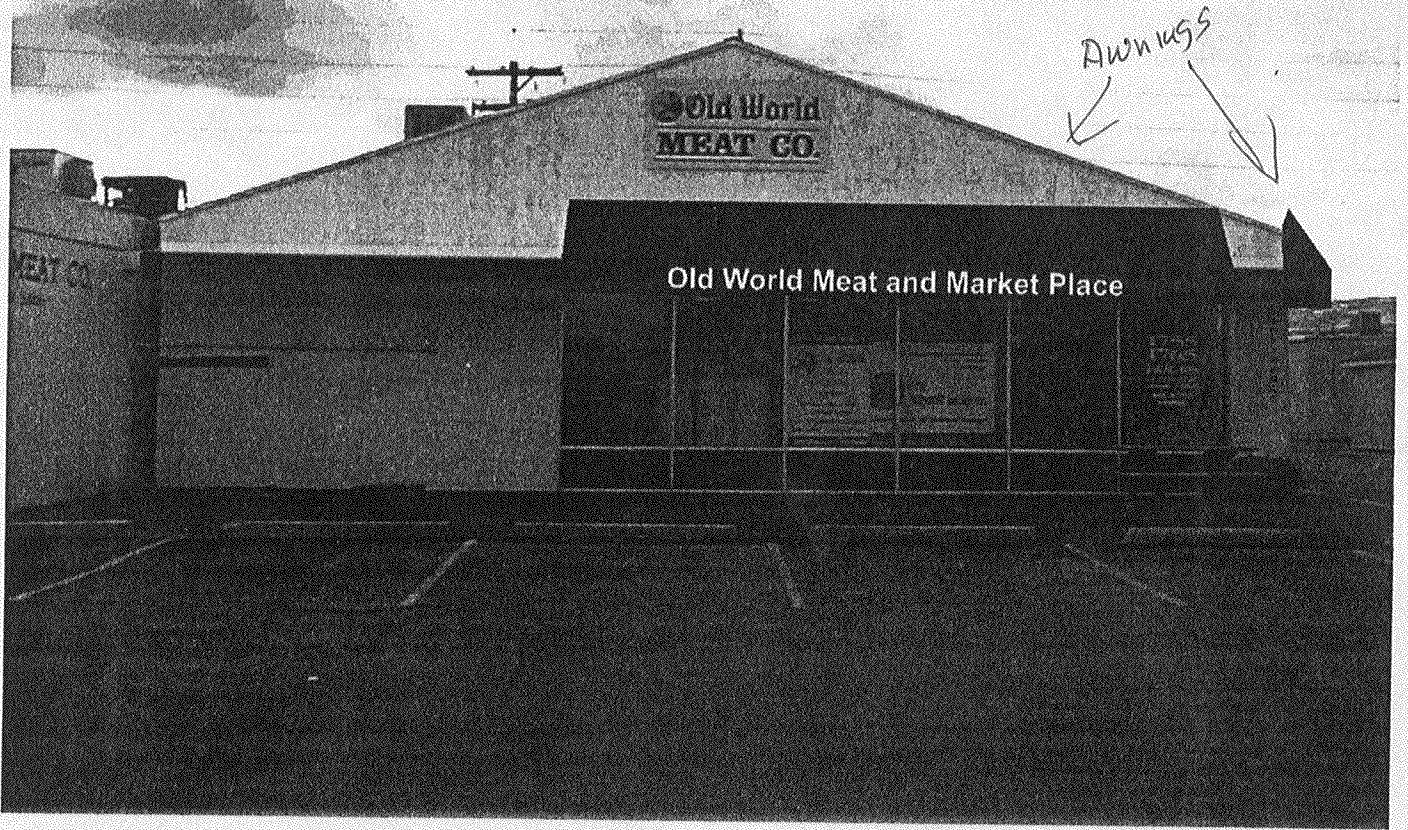
(White: Planning)      (Yellow: Customer)      (Pink: Building Department)      (Goldenrod: Utility Accounting)

Canvas Products Co  
580 25 Road  
Tom Dykstra  
242-1453

# Site Plan

Old World Meats  
1765 Main Street  
Matt Anderegg





Marketplace  
is one word