

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

A

BLDG PERMIT NO. <u>788005</u>
FILE # <u>      </u>

## 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 459 Pitkin Ave

SUBDIVISION       

FILING        BLK        LOT       

OWNER Rocky Mt. c Stores, Inc.

ADDRESS 706 South 9th street

TELEPHONE 242-9511

APPLICANT Canvas Products Co

ADDRESS 580 25 Rd

TELEPHONE 242-1453

TAX SCHEDULE NO. 2945-143-39-007

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        AFTER         
CONSTRUCTION

USE OF ALL EXISTING BLDGS Commercial-Retail

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-1

SETBACKS: FRONT: 15 from Property Line (PL) or        from center of ROW, whichever is greater

SIDE:        from PL REAR:        from PL

MAXIMUM HEIGHT N/A

MAXIMUM COVERAGE OF LOT BY STRUCTURES       

LANDSCAPING/SCREENING REQUIRED: YES        NO       

PARKING REQUIREMENT:       

SPECIAL CONDITIONS:       

CENSUS TRACT 1 TRAFFIC ZONE 42 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 3-1-2001

Department Approval [Signature] Date 3-1-01

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>      </u>
Utility Accounting	<u>[Signature]</u>		Date <u>3/1/01</u>

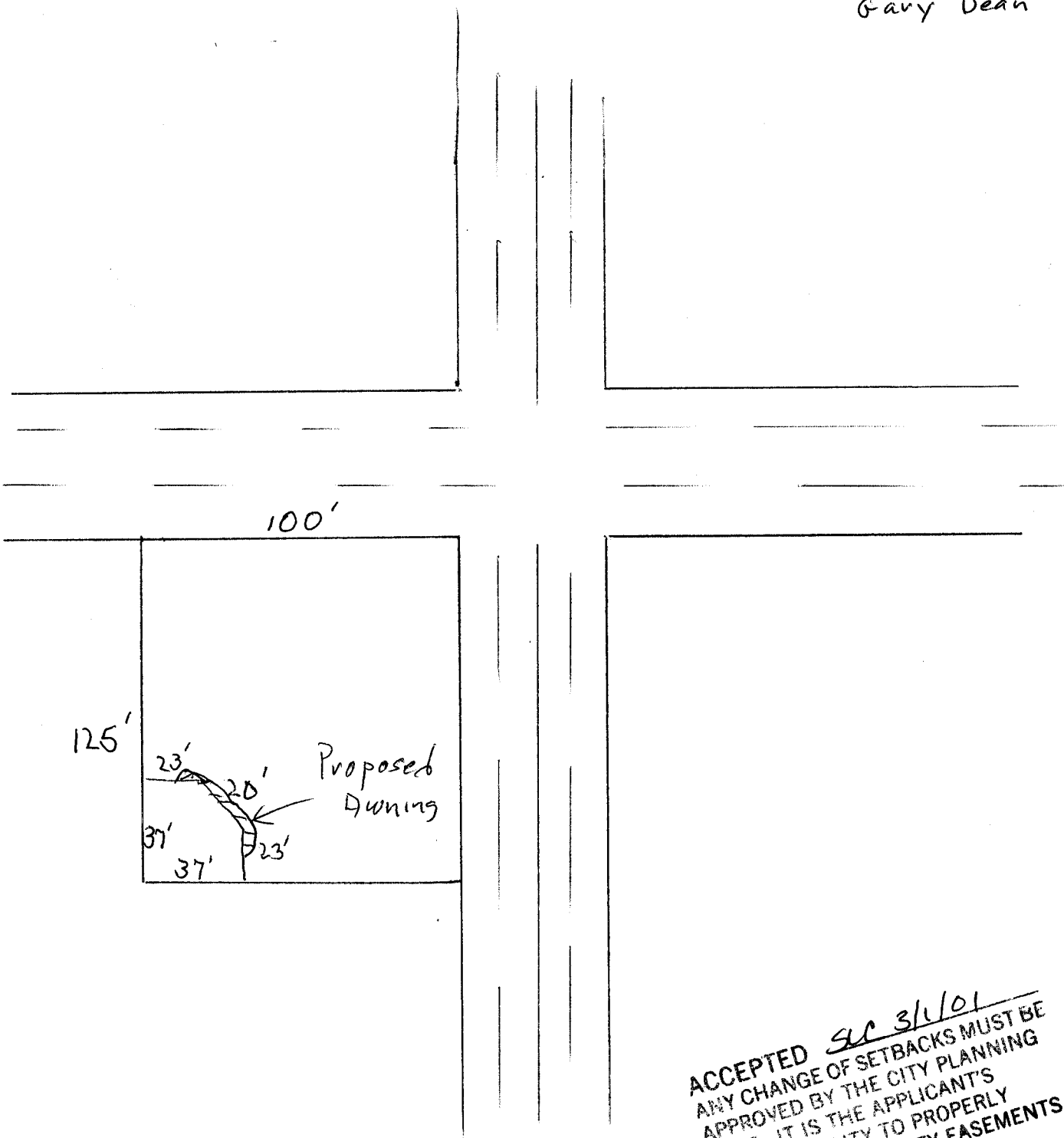
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning and Development Code)

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

Canvas Products Co  
580 25 Road  
Tom Dykstra  
242-1453

Site Plan

Rocky Mt. C Stoves  
Food Mart  
459 Pitkin Ave  
242-9511  
Gary Dean



ACCEPTED SIC 3/1/01  
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.

