

Planning \$ <u>10.00</u>	Drainage \$
TCP \$	School Impact \$

②

BLDG PERMIT NO. <u>87838</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 <u>438 Main Street</u>	TAX SCHEDULE NO. <u>2945-143-16-012</u>
SUBDIVISION _____	CURRENT FAIR MARKET VALUE OF STRUCTURE \$ _____
FILING _____ BLK _____ LOT _____	ESTIMATED REMODELING COST \$ _____
OWNER <u>Peter Backlin</u>	NO. OF DWELLING UNITS: BEFORE <u>1</u> AFTER _____
ADDRESS <u>438 Main St.</u>	CONSTRUCTION _____
TELEPHONE <u>464-7842</u>	USE OF ALL EXISTING BLDGS <u>Retail</u>
APPLICANT <u>Canvas Products Co</u>	DESCRIPTION OF WORK & INTENDED USE: _____
ADDRESS <u>580 25 Rd</u>	<u>Commercial Awning</u>
TELEPHONE <u>242-1953</u>	_____

✓ 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 <u>B-2</u>	SPECIAL CONDITIONS: _____
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 <u>[Signature]</u>	Date <u>1-21-2003</u>
Department Approval <u>[Signature]</u>	Date <u>1/21/03</u>

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>Marshall Cole</u>			Date <u>1/21/03</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)

CANDAS Products Co
580 25 Rd
242-1453
Tom Dykstra

Site Plan

BOA Builders
438 Main Street
464-7842
Tom Bosko

ACCEPTED *Mark Chagn* 1/21/03
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPARTMENT. IT IS THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES

