

Planning \$ <u>10.00</u>	Drainage \$ <u>0</u>
TCP \$ <u>0</u>	School Impact \$ <u>0</u>

BLDG PERMIT NO.
FILE #

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 626 Road Ave

SUBDIVISION _____

FILING _____ BLK _____ LOT _____

OWNER David Hawks

ADDRESS 890 24 Road

TELEPHONE 241-1253

APPLICANT Canus Products Co

ADDRESS 580 25 Rd

TELEPHONE 242-1453

TAX SCHEDULE NO. 2995-143-07-009

SQ. FT. OF PROPOSED BLDG(S)/ADDITION _____

SQ. FT OF EXISTING BLDG(S) _____

NO. OF DWELLING UNITS: BEFORE 0 AFTER 0
CONSTRUCTION

NO. OF BLDGS ON PARCEL: BEFORE 1 AFTER 1
CONSTRUCTION

USE OF ALL EXISTING BLDGS Retn.

DESCRIPTION OF WORK & INTENDED USE: 3'
Awnings

✓ 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-2

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

MAXIMUM HEIGHT _____

MAXIMUM COVERAGE OF LOT BY STRUCTURES _____

LANDSCAPING/SCREENING REQUIRED: YES _____ NO _____

PARKING REQUIREMENT: _____

SPECIAL CONDITIONS: Awning can
extend 3' into setback.

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.

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 Jim D... Date 12-2-2003

Department Approval C. Faye Hall Date 12/2/03

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>No charge</u>
Utility Accounting	<u>CM</u>		Date <u>12/2/03</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)

Canvas Products Co
580-25 Road
242-1453
Tom Dykstra

Site Plan

DAVID HAWKS
626 Road Ave
241-1253

