

DATE SUBMITTED: 11-21-85

PERMIT # 24476
77

FEE 300
5

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

7.525

BLDG ADDRESS: 1340 Gunnison Ave.

SQ. FT. OF BLDG: Approx 700 #

SUBDIVISION: Lincoln Park

SQ. FT. OF LOT: _____

FILING # _____ BLK # _____ LOT # _____

NUMBER OF FAMILY UNITS: 0

TAX SCHEDULE NUMBER:
2945-132-00-945

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: _____

PROPERTY OWNER: City of Grand Junction

USE OF ALL EXISTING BUILDINGS: _____

ADDRESS: 250 N. 5th

0

PHONE: 244-1501

DESCRIPTION OF WORK AND INTENDED USE:

SUBMITTALS REQ'D: TWO (2) PLOT PLANS SHOWING PARKING, LANDSCAPING, SETBACKS TO ALL PROPERTY LINES, AND ALL STREETS WHICH ABUT THE PARCEL.

3 Swim pools, 1 Bath House / Equipment Building.

FOR OFFICE USE ONLY

ZONE: PZ

FLOODPLAIN: YES _____ NO X

SETBACKS: F _____ S _____ R _____

GEOLOGIC HAZARD: YES _____ NO X

MAXIMUM HEIGHT: _____

CENSUS TRACT #: 7

PARKING SPACES REQ'D: _____

TRAFFIC ZONE: 37

LANDSCAPING/SCREENING: _____

SPECIAL CONDITIONS: _____

ANY MODIFICATION TO THIS APPROVED PLANNING CLEARANCE MUST BE APPROVED, IN WRITING, BY THE DEPARTMENT. THE STRUCTURE APPROVED BY THIS APPLICATION CANNOT BE OCCUPIED UNTIL A CERTIFICATE OF OCCUPANCY (C.O.) IS ISSUED BY THE BUILDING DEPARTMENT (SECTION 307, UNIFORM BUILDING CODE.)

ANY LANDSCAPING REQUIRED BY THIS PERMIT SHALL BE MAINTAINED IN AN ACCEPTABLE AN HEALTHY CONDITION. THE REPLACEMENT OF ANY VEGETATION MATERIALS THAT DIE OR ARE IN AN UNHEALTHY CONDITION SHALL BE REQUIRED.

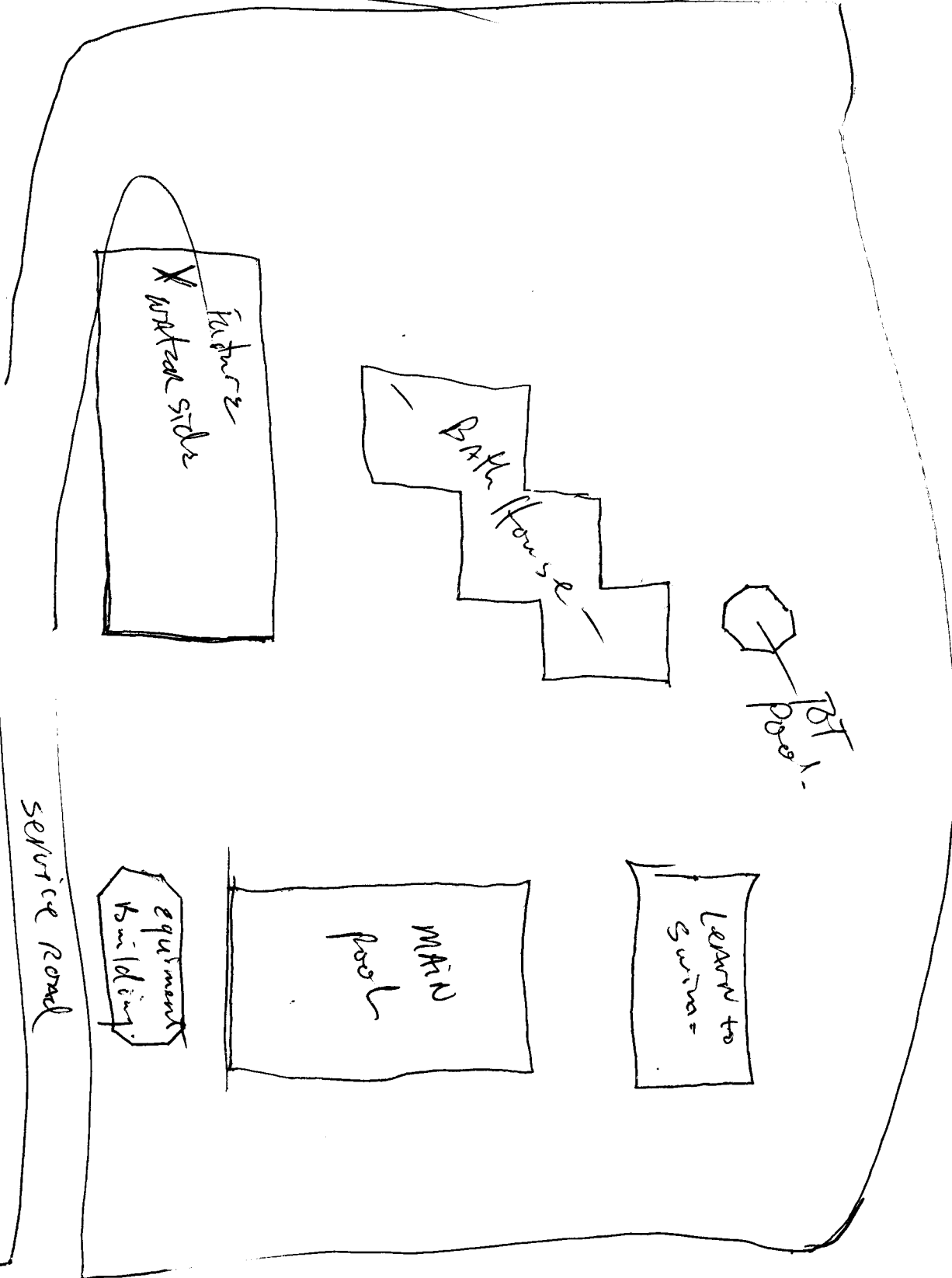
I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND THE ABOVE IS CORRECT AND I AGREE TO COMPLY WITH THE REQUIREMENTS ABOVE. FAILURE TO COMPLY SHALL RESULT IN LEGAL ACTION.

DATE APPROVED: 11-21-85

APPROVED BY: Linda Weitzel (Don Warren)

[Signature]
SIGNATURE

12th Street



Parking Lot



See plans

Park Director

Service Road

equipment building

MAIN pool

Leant to swimming

Bath House

Furniture
X west side

TFT pool