

DATE SUBMITTED: June 13, 91

PERMIT # 39243

FEE 5.00

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 28 1/4 and Orchard Ave.

SQ. FT. OF BLDG: 1200 SF

SUBDIVISION: _____

SQ. FT. OF LOT: City Park

FILING # _____ BLK # _____ LOT # S-15

NUMBER OF FAMILY UNITS: _____

TAX SCHEDULE NUMBER: 2945-073-00-077094

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 1

PROPERTY OWNER: City of Grand Jct.

USE OF ALL EXISTING BUILDINGS: Baseball Fields

ADDRESS: 250 No. 5th St. G.J.

PHONE: 244-1535

DESCRIPTION OF WORK AND INTENDED USE: New Concession Building

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

FOR OFFICE USE ONLY

ZONE: P2

FLOODPLAIN: YES _____ NO _____

SETBACKS: F 55 ft S _____ R 0

GEOLOGIC HAZARD: YES _____ NO _____

MAXIMUM HEIGHT: 65 ft

CENSUS TRACT #: 6

PARKING SPACES REQ'D: _____

TRAFFIC ZONE: 29

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: June 13, 91

[Signature]
SIGNATURE

APPROVED BY: [Signature]