

DATE SUBMITTED: 3-13-91

PERMIT # 38159

FEE \$5.00

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 12th + Nash
Lincoln Park

SQ. FT. OF BLDG: _____

SUBDIVISION: _____

SQ. FT. OF LOT: _____

FILING # _____ BLK # _____ LOT # _____

NUMBER OF FAMILY UNITS: _____

TAX SCHEDULE NUMBER: _____

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: _____

PROPERTY OWNER: CITY OF G.J.

USE OF ALL EXISTING BUILDINGS: _____

ADDRESS: 250 N. 5TH

REC

PHONE: _____

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.

NEW BASEBALL STANDS

FOR OFFICE USE ONLY

ZONE: PZ

FLOODPLAIN: YES _____ NO X

SETBACKS: F 20 S 0 R 0

GEOLOGIC HAZARD: YES _____ NO X

MAXIMUM HEIGHT: 65'

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 AND 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: 3-13-91

APPROVED BY: Val Lowry

[Signature]
SIGNATURE

TO: Bennett Boeschenstein

FROM: Don Hobbs 

DATE: March 11, 1991

RE: Stadium Addition/Parking

As you are aware, the Park Improvement Advisory Board's Stadium Capital Improvement Committee has contracted with Mericana for the construction of a permanent seating addition along the first base line of Sam Suplizio Field. The new stands are going into an area where temporary bleachers are usually placed. With the elimination of the temporary seats, this addition will result in a net increase of only 136 seats.

I don't see that the need for 34 additional parking spaces (number sighted in Martyn Curries's memo of November 27, 1990) is going to have a noticeable impact on our overall parking situation and that the seating addition should proceed as planned. I do feel that the real impact could occur in the future; if more permanent seats are added down third base line (696 net proposed), or if we take away a section of the practice field overflow parking.

I would suggest that we get together to discuss the parking situation as it relates to additional seating and other park development prior to further additions to the stadium or modifications in Lincoln Park.

Your help in this matter is appreciated.

cc: Ted Novack