

DATE SUBMITTED: 6/10/92

PERMIT NO. ~~40015~~
FEE \$ 10.00 42045

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 568 25 1/2 RD

SQ. FT. OF BLDG: 214 DFT

SUBDIVISION ✓

SQ. FT. OF LOT: —

FILING # N/A BLK # N/A LOT # N/A

NO. OF FAMILY UNITS: —

TAX SCHEDULE # 2945-101-00-979

NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: —

OWNER Monument Little League

USE OF EXISTING BUILDINGS: CONCESSION STAND

ADDRESS PO Box 716 Grand Jct

DESCRIPTION OF WORK AND INTENDED USE: Bathroom Addition

TELEPHONE: 243-7618

REQUIRED: Two 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: FRONT 20

GEOLOGIC HAZARD: YES — NO ✓

SIDE 10 REAR 10

CENSUS TRACT: 4 TRAFFIC ZONE: 10

MAXIMUM HEIGHT 40

PARKING REQ'MT N/A

LANDSCAPING/SCREENING REQUIRED: N/A

SPECIAL CONDITIONS: —

Modifications to this Planning Clearance must be approved, in writing, by this Department. The structure approved by this application cannot be occupied until a Certificate of Occupancy 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.

[Signature]
Department Approval
6/10/92
Date Approved

[Signature]
Applicant Signature
6/10/92
Date

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2 D Grand Junction Zoning & Development Code)

ACCEPTED 6/10/2000
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPT. IT IS THE APPLICANTS
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES

