

DATE SUBMITTED: 2/13/92

PERMIT NO. 40971 ✓

FEE \$ No Fee

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 1201 North Ave

SQ. FT. OF BLDG: _____

SUBDIVISION _____

SQ. FT. OF LOT: _____

FILING # _____ BLK # _____ LOT # _____

NO. OF FAMILY UNITS: _____

TAX SCHEDULE # 2145132-00-945

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

OWNER City of Grand Jet

USE OF EXISTING BUILDINGS: _____

ADDRESS _____

TELEPHONE: _____

DESCRIPTION OF WORK AND INTENDED USE: Beaches along 3rd Base line @ Saplizio Field

REQUIRED: Two plot plans showing parking, landscaping, setbacks to all property lines, and all streets which abut the parcel.

FOR OFFICE USE ONLY

ZONE PZ

FLOODPLAIN: YES _____ NO X

SETBACKS: FRONT _____

GEOLOGIC HAZARD: YES _____ NO X

SIDE _____ REAR _____

CENSUS TRACT: 7 TRAFFIC ZONE: 37

MAXIMUM HEIGHT _____

PARKING REQ'MT THIS EXCEEDS 7111

LANDSCAPING/SCREENING REQUIRED: _____

SPECIAL CONDITIONS:
PARKING REQUIREMENT
OF THE CODE - WE UNDERSTAND
THAT AN AGREEMENT WILL BE

MADE WITH MESA STATE COLLEGE
FETC. WITH ADDITIONAL PARKING
WITH POSSIBLE SHUTTLE BASES

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.

B. Brumby
Department Approval

R. Offenberg
Applicant Signature

Feb 15 1992
Date Approved

2-13-92
Date

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

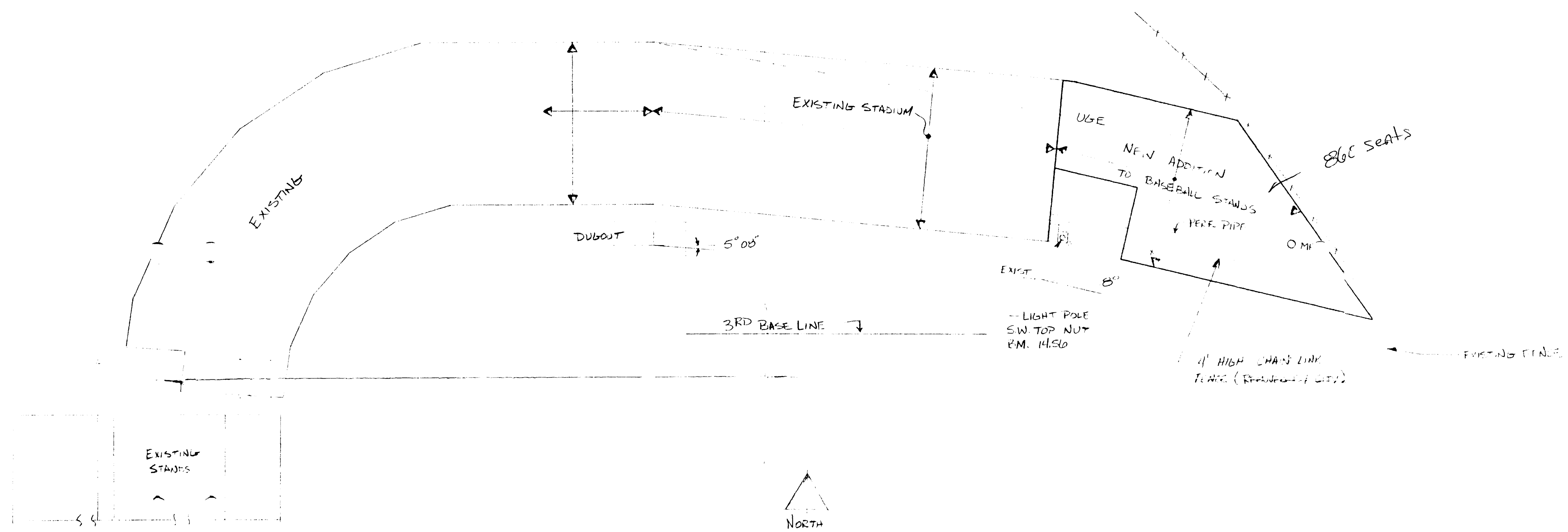
To: KATHYP
From: BENNETTE
Subject: parking at Lincoln Park
Date: 12-10-91 Time: 1:20p

FILE:
SUPLIZIO FIELD

The adequacy of the parking at Lincoln Park continues to be an issue and can best be resolved as we work on the master plan of parks. However, since we are dealing with an immediate request to enlarge the stands at Suplizio Field we will need to deal with this issue now.

The addition of 700 seats at Suplizio Field would require, if treated as a "theater," under section 5-5 I. 3 of the Grand Junction Zoning and Development Code, 175 additional off-street parking spaces. Section 5-5 J. allows for a "reasonable reduction" based on factors including situations where employees do not own or drive cars. You have stated that Juco actively encourages people to park in the Mesa State College parking lots at Saunders Field House and that there are approximately 590 parking spaces at this location. This lot is more than 200 feet from the stadium, and so does not comply with section 5-5-1 E or F.

The use of shuttle buses together with signs and advertisements of the alternate parking at the Mesa State lots would provide a suitable alternative under section 5-5 J for Juco and other peak events at the stadiums. The longer range solutions will emerge from the master planning process.



SITE PLAN
1"=20'

CITY OF GRAND JUNCTION SQUIPHERD FIELD			WO BASEBALL STANDS ADDITION	
SCALE 1"=20'			SITE PLAN	
DATE	BY	670 - 23 ROAD - GRAND JUNCTION, COLORADO 81505 9303-243-9170		
INCHES	DATE	BY	DATE	DRAWN BY
		LOPE		RON