

DATE SUBMITTED 10/29/93

BUILDING PERMIT NO. 46707

FEE \$ 5.00

PLANNING CLEARANCE

(Major site plan review, multi-family development, non-residential development, interior remodels)

Grand Junction Department of Community Development

BLDG ADDRESS 578? 518 28 3/4 Rd

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 680'

SUBDIVISION _____

SQ. FT. OF EXISTING BLDG(S) 1300"

FILING _____ BLK _____ LOT _____

NO. OF FAMILY UNITS 0

TAX SCHEDULE NO. 2943-074-00-998

NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION 3

OWNER Grand Mesa Little League

USE OF EXISTING BLDGS Bathrooms Concession

ADDRESS 518 28 3/4 Rd P.O. Box 17441

DESCRIPTION OF WORK AND INTENDED USE: Build Score Juries

TELEPHONE 242 6951

Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.

ZONE Public (PZ)

DESIGNATED FLOODPLAIN: YES _____ NO X

SETBACKS: Front _____ from property line or _____ from center of ROW, whichever is greater

GEOLOGIC HAZARD: YES _____ NO X

Side _____ from property line

CENSUS TRACT 6 TRAFFIC ZONE 30

Rear _____ from property line

Parking Req'mt _____

Maximum Height X _____

File Number _____

Maximum coverage of lot by structures _____

Special Conditions: NA

Landscaping/Screening Req'd _____

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). Required improvements in the public right-of-way must be guaranteed prior to issuance of a Planning Clearance. All other required site improvements must be completed or guaranteed prior to issuance of a Certificate of Occupancy. 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.

Four (4) sets of final construction drawings must be submitted and stamped by City Engineering prior to issuing the Planning Clearance. One stamped set must be available on the job site at all times.

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.

Department Approval Angeline Barrett Applicant Signature Dave Mantto

Approved 10/27/93 Date 10-27-93

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

(White: Planning)

(Yellow: Customer)

(Pink: Building Department)

Grand Mesa Little League

28 3/4 Rd

ACCEPTED *a. Barrett*
ANY CHECKS OF THIS WORK SHALL BE
RESPONSIBLE FOR THE ACCURACY OF THE
DATA THE SURVEYOR HAS PROVIDED.
LOCATE AND IDENTIFY ENCUMBRANCES
AND PROPERTY LINES.

E L M N O P Q R

