

DATE SUBMITTED 3/4/94

BUILDING PERMIT NO. N/A

FEE \$ ~~10.00~~ no fee

PLANNING CLEARANCE

(Major site plan review, multi-family development, non-residential development, interior remodels)
Grand Junction Department of Community Development

BLDG ADDRESS 820 CLUNSON

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2800 S.F.

SUBDIVISION City of G.J.

SQ. FT. OF EXISTING BLDG(S) 10,000 S.F.

FILING _____ BLK 42 LOT Washington Park

NO. OF FAMILY UNITS _____

TAX SCHEDULE NO. 2945-141-21-945

NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION _____

OWNER MESA CITY VALLEY SCHOOL DISTRICT #51

USE OF EXISTING BLDGS EDUCATION

ADDRESS 215 GRAND AVE

DESCRIPTION OF WORK AND INTENDED USE:
ATHLETIC FACILITY/BASKETBALL CRTS
10' high chain link fence

TELEPHONE 245-2422/x 178

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

ZONE RZ

DESIGNATED FLOODPLAIN: YES _____ NO X

SETBACKS: Front _____ from property line or 40' from center of ROW, whichever is greater

GEOLOGIC HAZARD: YES _____ NO _____

Side 10' from property line

CENSUS TRACT 2 TRAFFIC ZONE 36

Rear 10' from property line

Parking Req'mt existing

Maximum Height 65'

File Number _____

Maximum coverage of lot by structures _____

Special Conditions: _____

Landscaping/Screening Req'd existing

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 Kathy Poston

Applicant Signature [Signature]

Date Approved 3/4/94

Date 3/4/94

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

(White. Planning)

(Yellow. Customer)

(Pink. Building Department)

