

DATE SUBMITTED 3-24-94

BUILDING PERMIT NO. 48059

FEE \$ _____

PLANNING CLEARANCE

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

BLDG ADDRESS 1340 GUNNISON

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1320

SUBDIVISION _____

SQ. FT. OF EXISTING BLDG(S) _____

FILING _____ BLK _____ LOT _____

TAX SCHEDULE NO. 2945-132-00-945

NO. OF FAMILY UNITS _____
NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION _____

OWNER CITY OF GRAND JUNCTION

USE OF EXISTING BLDGS _____

ADDRESS 1340 GUNNISON

DESCRIPTION OF WORK AND INTENDED USE: _____

TELEPHONE 244-1549

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

ZONE PZ

DESIGNATED FLOODPLAIN: YES _____ NO

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

GEOLOGIC HAZARD: YES _____ NO _____

Side _____ from property line

CENSUS TRACT 7 TRAFFIC ZONE 37

Rear _____ from property line

Parking Req'mt _____

Maximum Height _____

File Number _____

Maximum coverage of lot by structures _____

Special Conditions: _____

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 Marcia Pety

Applicant Signature Ronald Lett

Date Approved 3-24-94

Date 3-24-94

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-21) (Grand Junction Zoning & Development Code)

(White. Planning)

(Yellow. Customer)

(Pink. Building Department)

ACCEPTED *AP 3-24-94*
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPT. IT IS THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

TENNIS COUR
GJ-05830

STONE BRIDGE
RAILINGS

FIRE
HYDRANT

BASKETBALL POLE

BASKETBALL
POLE

20'
5'

5'

20'

LIGHT POLE

18" EVERGREENS

18" EVERGREENS

BRICK BARBECUE

SPRING VALLEY
GUTTER

24" TREE

18" TREE

27" TREE

28" TREE

18" TREE

18" TREE

14" TREE

28" TREE

18" TREE

20" TREE

18" TREE

18" TREE

DRINKING
FOUNTAIN

28" TREE

BRICK
BARBECUE

