

FEE \$	N/C
TCP \$	—
DRAINAGE FEE \$	—

See Original
1st P.C.

BLDG PERMIT NO. 57081
FILE #

PLANNING CLEARANCE

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

Grand Junction Community Development Department



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 730 24 ROAD TAX SCHEDULE NO. 2701-333-00-948
 SUBDIVISION CANYON VIEW PARK SQ. FT. OF PROPOSED BLDG(S)/ADDITION 7004
 FILING _____ BLK _____ LOT _____ SQ. FT. OF EXISTING BLDG(S) _____
 (1) OWNER CITY OF GRAND JUNCTION NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 CONSTRUCTION
 (1) ADDRESS 1340 GUNNISON AVE.
 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 17 CONSTRUCTION
 (1) TELEPHONE 244-1542
 USE OF ALL EXISTING BLDGS _____
 (2) APPLICANT SUN KING
 DESCRIPTION OF WORK & INTENDED USE: _____
 (2) ADDRESS P.O. Box 3299, GJ. Soft-ball Concession Stand
 (2) TELEPHONE 245-9173

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

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE PZ Landscaping / Screening Required: YES _____ NO _____
 SETBACKS: Front _____ from Property Line (PL) Parking Req'mt _____
 or 65 from center of ROW, whichever is greater
 Side 0' from PL Rear 0' from PL Special Conditions: _____
 Maximum Height 65' 10' setback adjacent to residential
 Maximum coverage of lot by structures _____ CENS.T. 9 zone or use T.ZONE 5 ANNEX # _____

Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department Director. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been 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 is required by the G.J. Zoning and Development Code.

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 information is correct; I agree to comply with any and all codes, ordinances, laws, regulations, or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant's Signature Jody Metz Date 4/23/96
 Department Approval Kathy Porter Date 4/25/96
 Additional water and/or sewer tap fee(s) are required: YES X NO _____ W/O No. 9165
 Utility Accounting [Signature] Date 4/29/96

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

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)