

FEE \$	N/C
TCP \$	—
DRAINAGE FEE \$	—

*all under original P.C.*

BLDG PERMIT NO. 57082
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 700 #  
 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  
 (2) ADDRESS P.O. Box 3299, G.J. DESCRIPTION OF WORK & INTENDED USE: \_\_\_\_\_  
 (2) TELEPHONE 245-9173 Softball restrooms

✓ 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 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 Portner Date 4/25/96  
 Additional water and/or sewer tap fee(s) are required: YES X NO \_\_\_\_\_ W/O No. 9165  
 Utility Accounting Ron 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)