

FEE \$	N/C
TCP \$	-
DRAINAGE FEE \$	-

See original previous PC

BLDG PERMIT NO.	56353
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	63# (4)
FILING	BLK _____ LOT _____	SQ. FT. OF EXISTING BLDG(S)	_____
(1) OWNER	CITY OF GRAND JUNCTION	NO. OF DWELLING UNITS	
(1) ADDRESS	1340 GUNNISON AVE.	BEFORE:	0 AFTER: 4 CONSTRUCTION
(1) TELEPHONE	244-1542	NO. OF BLDGS ON PARCEL	
(2) APPLICANT	SUN KING	BEFORE:	0 AFTER: 17 CONSTRUCTION
(2) ADDRESS	P.O. Box 3299, GJ.	USE OF ALL EXISTING BLDGS	_____
(2) TELEPHONE	245-9173	DESCRIPTION OF WORK & INTENDED USE:	Scorekeepers Boxes

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	P2 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 zone or use
Maximum coverage of lot by structures	CENS. 9 T. ZONE 5 ANNX # _____

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.

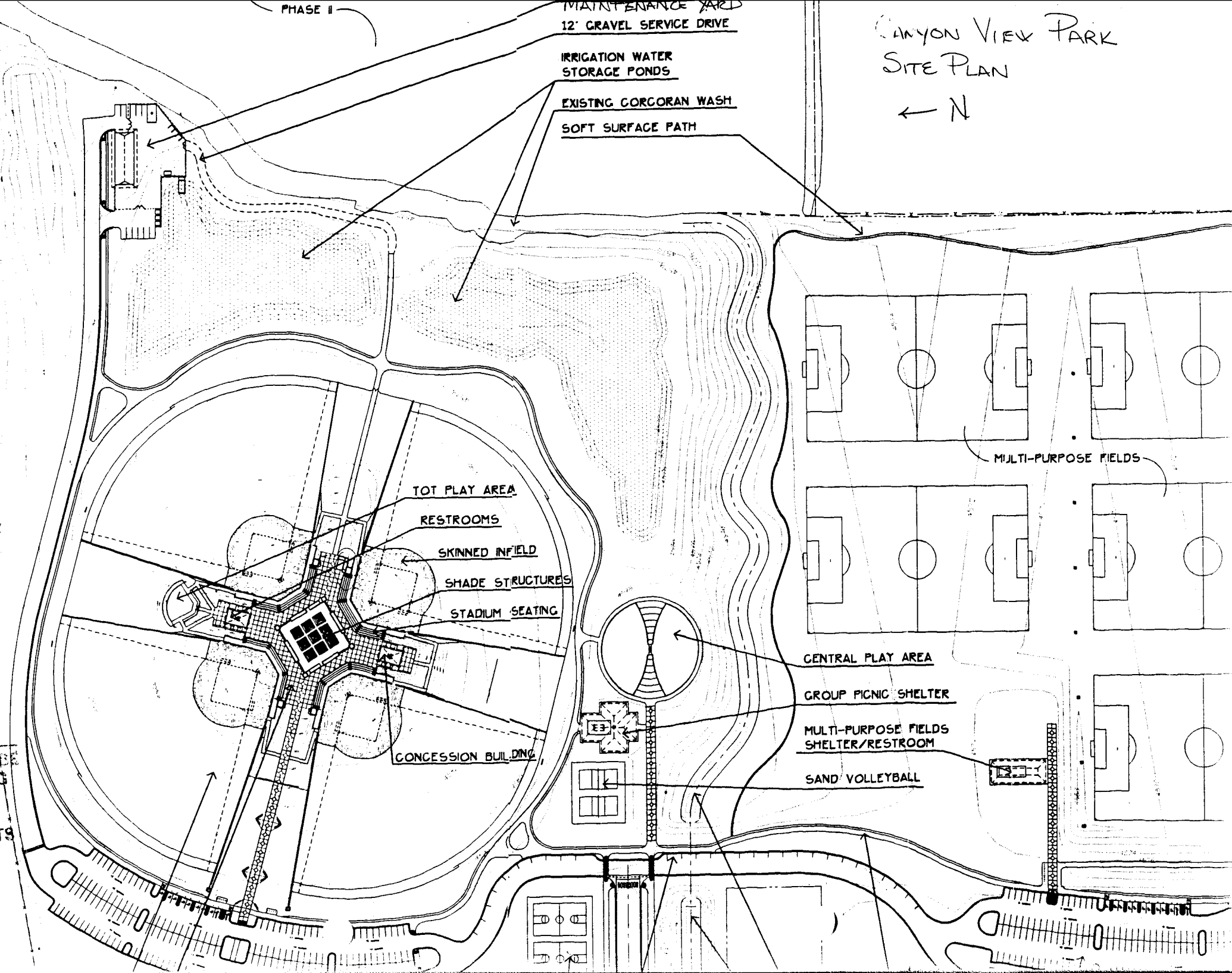
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations, or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant's Signature	Jody Hob	Date	4/23/96
Department Approval	Kathy Portman	Date	4/25/96
Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	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)

CANYON VIEW PARK  
SITE PLAN  
← N



ACCEPTED *KP 4/25/90*  
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.