

FEE \$	10 ⁰⁰
TCP \$	—
DRAINAGE FEE \$	—

BLDG PERMIT NO.	56352
FILE #	

PLANNING CLEARANCE

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

✓ 9

** THIS SECTION TO BE COMPLETED BY APPLICANT **

BLDG ADDRESS <u>730 24 ROAD</u>	TAX SCHEDULE NO. <u>2701 - 333 - 00 - 948</u>
SUBDIVISION <u>CANYON VIEW PARK</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITION <u>270[#] sq (S)</u>
FILING _____ BLK _____ LOT _____	SQ. FT. OF EXISTING BLDG(S) _____
(1) OWNER <u>CITY OF GRAND JUNCTION</u>	NO. OF DWELLING UNITS
(1) ADDRESS <u>1340 GUNNISON AVE</u>	BEFORE: <u>0</u> AFTER: <u>8</u> CONSTRUCTION
(1) TELEPHONE <u>244-1542</u>	NO. OF BLDGS ON PARCEL
(2) APPLICANT <u>SUN KING</u>	BEFORE: <u>0</u> AFTER: <u>17</u> CONSTRUCTION
(2) ADDRESS <u>P.O. Box 3299, G.J.</u>	USE OF ALL EXISTING BLDGS _____
(2) TELEPHONE <u>245-9173</u>	DESCRIPTION OF WORK & INTENDED USE: <u>Softball dug outs</u>

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

ZONE PZ ** THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF **
 Landscaping / Screening Required: YES ___ NO ___

SETBACKS: Front _____ from Property Line (PL)
 or 65' from center of ROW, whichever is greater
 Side 0' from PL Rear 0' from PL
 Maximum Height 65'
 Maximum coverage of lot by structures _____
 Special Conditions: 10' setback adjacent to residential zone or use
 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 Judy Metz Date 4/23/96
 Department Approval Bobby Porter Date 4/25/96
 Additional water and/or sewer tap fee(s) are required: YES 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)