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BLDG PERMIT NO. 59478

**PLANNING CLEARANCE**  
 (Single Family Residential and Accessory Structures)  
 Grand Junction Community Development Department



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 568 25 1/2 Road TAX SCHEDULE NO. 2945-101-00-979  
 SUBDIVISION Monument Little League SQ. FT. OF PROPOSED BLDG(S)/ADDITION (2) @ 250  
 FILING BLK LOT — SQ. FT. OF EXISTING BLDG(S) N/A  
 (1) OWNER Monument Little League NO. OF DWELLING UNITS  
 BEFORE: 0 AFTER: 0 THIS CONSTRUCTION  
 (1) ADDRESS 580 25 1/2 Rd  
 (1) TELEPHONE 4/0 Scott Miller NO. OF BLDGS ON PARCEL  
245-4807 BEFORE: 3 AFTER: 6 THIS CONSTRUCTION  
 (2) APPLICANT Alpine C.M. Inc. USE OF EXISTING BLDGS Concession Stand, Scoreboards  
 (2) ADDRESS 1111 So. 12th St. GJ 81501 DESCRIPTION OF WORK AND INTENDED USE: (2) dugouts  
 (2) TELEPHONE 245-2505 (1) Scorekeeper's box (1) small addition @  
both-

**REQUIRED:** Two (2) plot plans, on 8 1/2" x 11" paper, showing all existing and proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, and all easements and rights-of-way which about the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE PZ Maximum coverage of lot by structures \_\_\_\_\_  
 SETBACKS: Front \_\_\_\_\_ from property line (PL) Parking Req'mt \_\_\_\_\_  
 or \_\_\_\_\_ from center of ROW, whichever is greater Special Conditions \_\_\_\_\_  
 Side \_\_\_\_\_ from PL Rear \_\_\_\_\_ from PL  
 Maximum Height \_\_\_\_\_  
 CENSUS TRACT 4 TRAFFIC ZONE 10

Modifications to this Planning Clearance must be approved, in writing, by the Director of the Community Development Department. 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 305, Uniform Building Code).

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 Signature NK [Signature] Date 3-12-97  
 Department Approval Ronnie Edwards Date 3-12-97

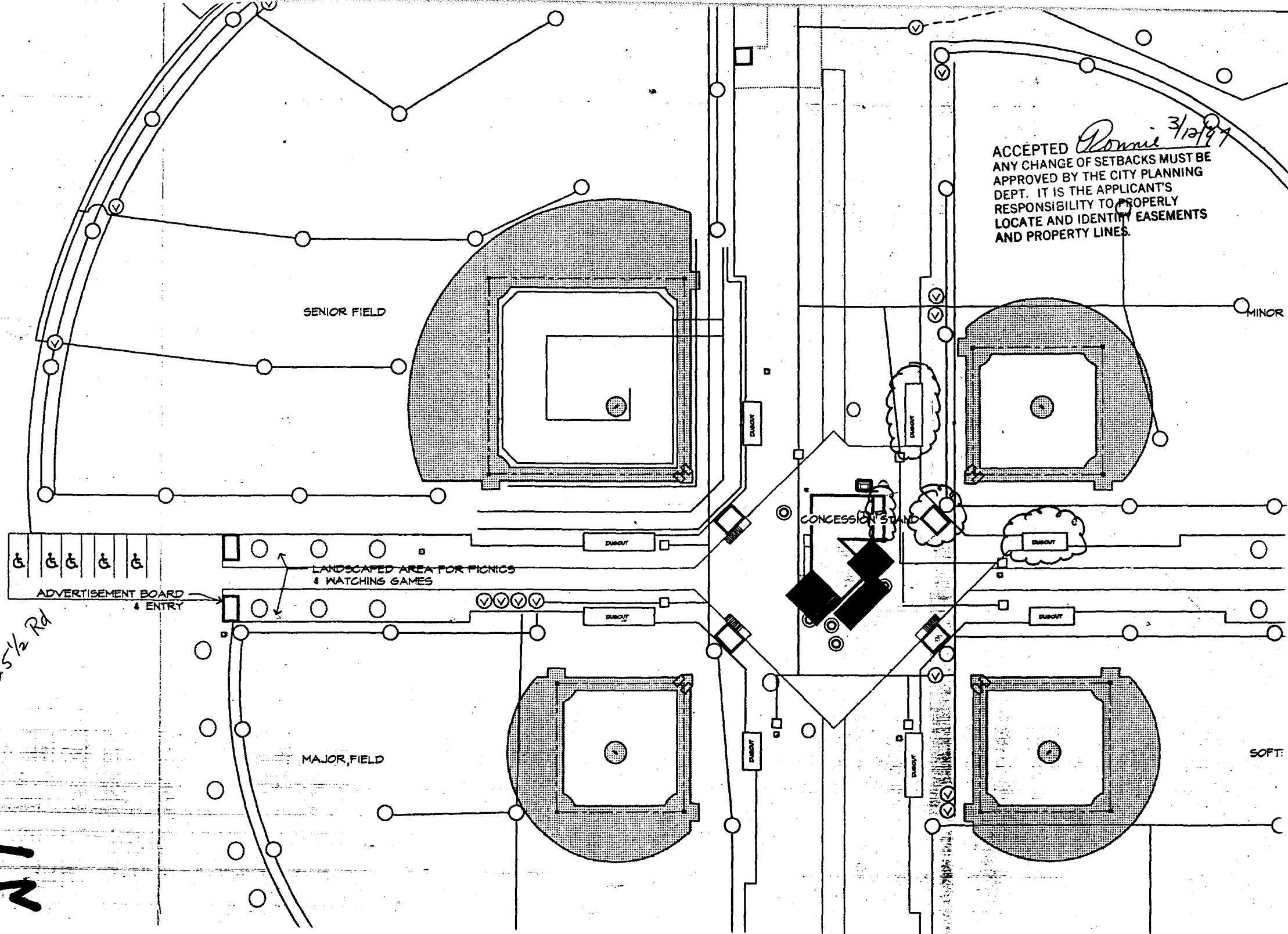
Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO  W/O No. 3019-2250-02-5

Utility Accounting Richardson Date 3-12-97

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

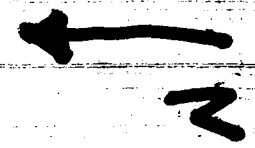
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

ACCEPTED *Donnie* 3/12/97  
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.



568-25 1/2 Rd

PARKING LOT



SENIOR FIELD

MAJOR FIELD

MINOR

SOFT

CONCESSION STAND

ADVERTISEMENT BOARD & ENTRY

LANDSCAPED AREA FOR PICNICS & WATCHING GAMES

DUBOUT

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