

Planning \$ <u>10.00</u>	Drainage \$ <u> </u>
TCP \$ <u> </u>	School Impact \$ <u> </u>

BLDG PERMIT NO. <u>no permit reg'd</u>
FILE # <u> </u>

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 518 28³/₄ Rd TAX SCHEDULE NO. 2943-074-00-998

SUBDIVISION _____ SQ. FT. OF PROPOSED BLDG(S)/ADDITION 7'x15' pad

FILING _____ BLK _____ LOT _____ SQ. FT. OF EXISTING BLDG(S) _____

(1) OWNER Grand Mesa Little League NO. OF DWELLING UNITS
 BEFORE: _____ AFTER: _____ CONSTRUCTION

(1) ADDRESS 518 28³/₄ Rd

(1) TELEPHONE 244-2697 NO. OF BLDGS ON PARCEL
 BEFORE: _____ AFTER: _____ CONSTRUCTION

(2) APPLICANT Shirley Weech USE OF ALL EXISTING BLDGS Baseball field
for Public Service Co.

(2) ADDRESS 2538 Blichmann DESCRIPTION OF WORK & INTENDED USE: concrete
pad for gas-fired generator

(2) TELEPHONE 244-26970

✓ 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 R2 Landscaping / Screening Required: YES _____ NO X

SETBACKS: Front _____ from Property Line (PL) or
35 from center of ROW, whichever is greater Parking Req'mt existing

Side 0 from PL Rear 0 from PL Special Conditions: _____

Maximum Height 65'

Maximum coverage of lot by structures _____ Census Tract 10 Traffic Zone 30 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 Shirley Weech Date 10/2/97

Department Approval Daphne M. Porter Date 10/2/97

Additional water and/or sewer tap fee(s) are required: YES _____ NO ✓ W/O No. No chg in use

Utility Accounting Q M Cole Date 10/2/97

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)

Generator Noise
MAX -

55 DB

45 DB
running -
We will be
running at.

SR
FIELD

ACCEPTED KP 10/2/97
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.

Elm AVE

GOYTONS
BACK LOT

← 210 →

PAD SITE

TOOL SHED

pad can extend to
property line

BATH ROOM

CONCESSION
STAND

SCORE
TOWER

SCORE
TOWER

GIRLS
FIELD

MINOR
FIELD

MAJOR
FIELD