

Planning \$ <u>0</u>	Drainage \$ <u>NA</u>
TCP \$ <u>444.00</u>	School Impact \$ <u>NA</u>

BLDG PERMIT NO. <u>61758</u>
FILE # <u>COU-1997-04.24</u>

Pa Rcpt #6435

PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)

Grand Junction Community Development Department

1001-1380-15-0

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 404 Noland Avenue. TAX SCHEDULE NO. #2945-232-01-007

SUBDIVISION n/a ? SQ. FT. OF PROPOSED BLDG(S)/ADDITION 0

FILING BLK LOT SQ. FT. OF EXISTING BLDG(S) 9000sq. ft.

(1) OWNER Betty Lou Jarvie NO. OF DWELLING UNITS
BEFORE: 0 AFTER: 0 CONSTRUCTION

(1) ADDRESS 2491 South Broadway NO. OF BLDGS ON PARCEL
BEFORE: 1 AFTER: 1 CONSTRUCTION

(2) APPLICANT Justin Michael Downing USE OF ALL EXISTING BLDGS Pri. Rec. Facility

(2) ADDRESS 787-25 Road DESCRIPTION OF WORK & INTENDED USE: To be used
as an indoor skateboard/rollerblading park

(2) TELEPHONE 970-241-9343

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 I-2 Landscaping / Screening Required: YES NO

SETBACKS: Front Interior from Property Line (PL) or Parking Req'mt \$ paved / 17 total
from center of ROW, whichever is greater

Side from PL Rear from PL Special Conditions: _____

Maximum Height _____
Maximum coverage of lot by structures _____

Census Tract _____ Traffic Zone _____ 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 Justin Downing Date May 27, 1997

Department Approval Justin Downing Date 9/10/97 No. Under 208pm

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. NO FOOD

Utility Accounting Am Cole Date 9/10/97 Just a ramp

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)