

03795
03797

Planning \$ <u>10⁰⁰</u>	Drainage \$ <u>—</u>
TCP \$ <u>—</u>	School Impact \$ <u>—</u>

BLDG PERMIT NO. <u>105798</u>
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 568 25 1/2 Rd TAX SCHEDULE NO. 2945-101-00-979

SUBDIVISION — SQ. FT. OF PROPOSED BLDG(S)/ADDITION 384

FILING — BLK — LOT — SQ. FT. OF EXISTING BLDG(S) N/A

(1) OWNER Monument Little League NO. OF DWELLING UNITS
BEFORE: 0 AFTER: 0 CONSTRUCTION

(1) ADDRESS PO Box 716 GT 81502
c/o Dale Tooker

(1) TELEPHONE 242-0673 NO. OF BLDGS ON PARCEL
BEFORE: 2 AFTER: 3 CONSTRUCTION

(2) APPLICANT Gary Mallory USE OF ALL EXISTING BLDGS Dugouts

(2) ADDRESS 327 Independent DESCRIPTION OF WORK & INTENDED USE: 2 New
dugouts - 1 Scorekeepers building

(2) TELEPHONE 241-6977

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 PZ Landscaping / Screening Required: YES — NO —

SETBACKS: Front — from Property Line (PL) or 53' from center of ROW, whichever is greater Parking Req'mt —

Side 10' from PL Rear 10' from PL Special Conditions: —

Maximum Height 65'

Maximum coverage of lot by structures — Census Tract 4 Traffic Zone 10 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 [Signature] Date 2-3-98

Department Approval [Signature] Date 2-4-98

Additional water and/or sewer tap fee(s) are required: YES — NO X W/O No X TR-8363

Utility Accounting [Signature] Date 2-4-98

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

Planning \$ <u>10⁰⁰</u>	Drainage \$ <u>—</u>
TCP \$ <u>—</u>	School Impact \$ <u>—</u>

BLDG PERMIT NO. <u>103798</u>
FILE # <u>—</u>

PLANNING CLEARANCE

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

9x1

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ZONE PZ Landscaping / Screening Required: YES — NO —

SETBACKS: Front — from Property Line (PL) or 55' from center of ROW, whichever is greater Parking Req'mt —

Side 10' from PL Rear 10' from PL Special Conditions: —

Maximum Height 65' Census Tract 4 Traffic Zone 10 Annx # —

Maximum coverage of lot by structures —

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

ACCEPTED SLC 2.4.98
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.

PLAN

