

FEE \$ 10.00  
TCP \$ NA

BLDG PERMIT NO. 68547



**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 \_\_\_\_\_ SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2 @ 210# ea.  
 FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT \_\_\_\_\_ SQ. FT. OF EXISTING BLDG(S) —  
 (1) OWNER Monument Little League NO. OF DWELLING UNITS  
 BEFORE: — AFTER: — THIS CONSTRUCTION  
 (1) ADDRESS P.O. Box 716, GJ. 81502  
 (1) TELEPHONE \_\_\_\_\_ NO. OF BLDGS ON PARCEL  
 BEFORE: \_\_\_\_\_ AFTER: \_\_\_\_\_ THIS CONSTRUCTION  
 (2) APPLICANT SUN KING USE OF EXISTING BLDGS Dugouts  
 (2) ADDRESS P.O. Box 3299 DESCRIPTION OF WORK AND INTENDED USE: REPLACE &  
 (2) TELEPHONE 245-9173 Build two new dugouts

**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 abut 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)  
 or 55 from center of ROW, whichever is greater Parking Req'mt NA  
 Side 10' <sup>25 1/2</sup> from PL Rear 10' from PL Special Conditions \_\_\_\_\_  
 Maximum Height 65' 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).

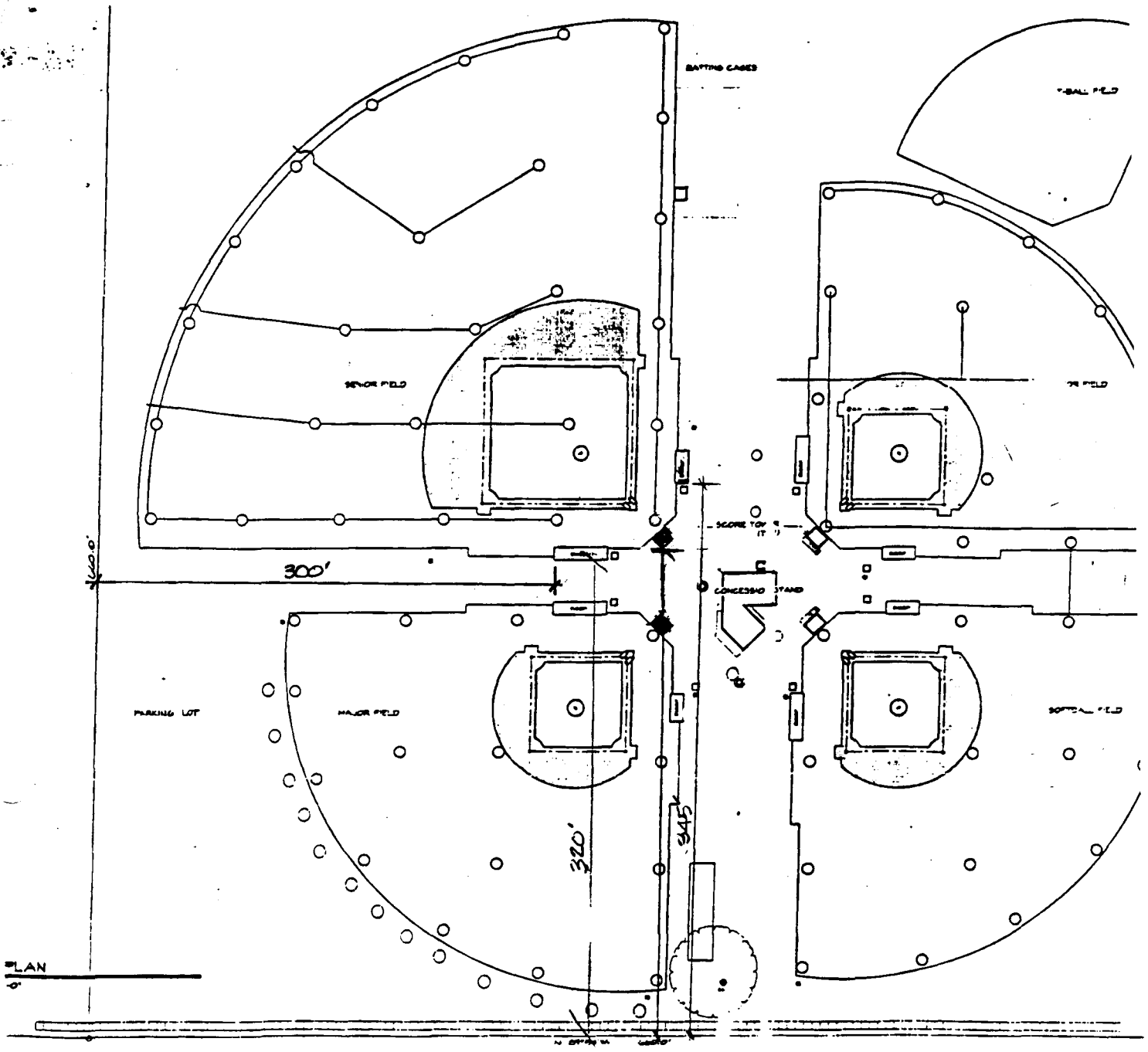
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature Jody Moh Date 1/29/99  
 Department Approval Walter L. ... Date 2/3/99

Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO no chg in use W/O No. \_\_\_\_\_  
 Utility Accounting Ruthie ... Date 2/3/99

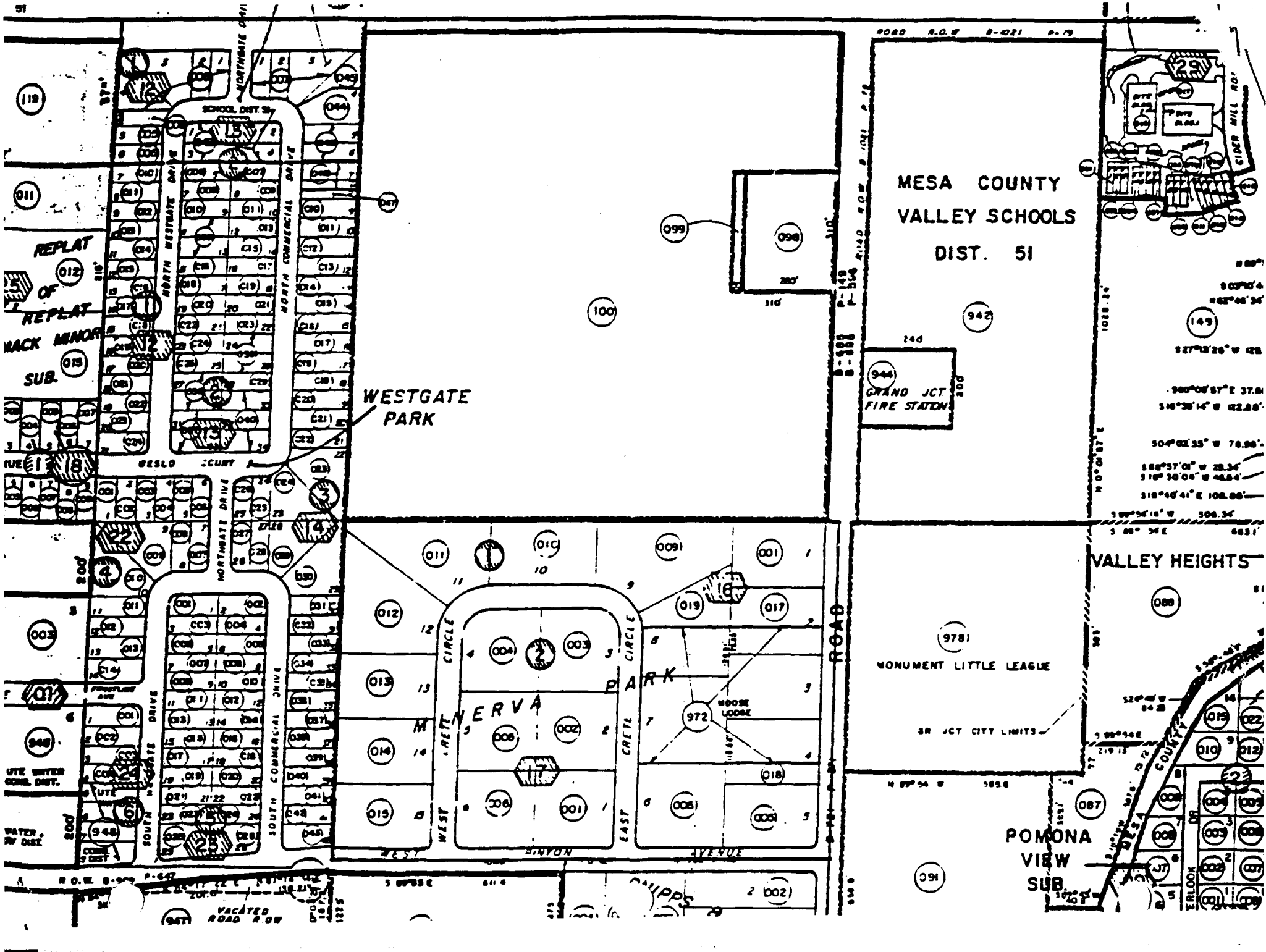
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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



25 1/2 Rd

ACCEPTED KKA 2/3/99  
 ALL DIMENSIONS OF THIS PLAN SHALL BE  
 AS SHOWN UNLESS OTHERWISE NOTED  
 AND SHALL BE SUBJECT TO THE  
 EXISTING CONDITIONS OF THE  
 SITE AND THE CITY ENGINEER'S  
 AND THE CITY COMMISSIONER'S  
 APPROVALS.



MESA COUNTY  
VALLEY SCHOOLS  
DIST. 51

WESTGATE  
PARK

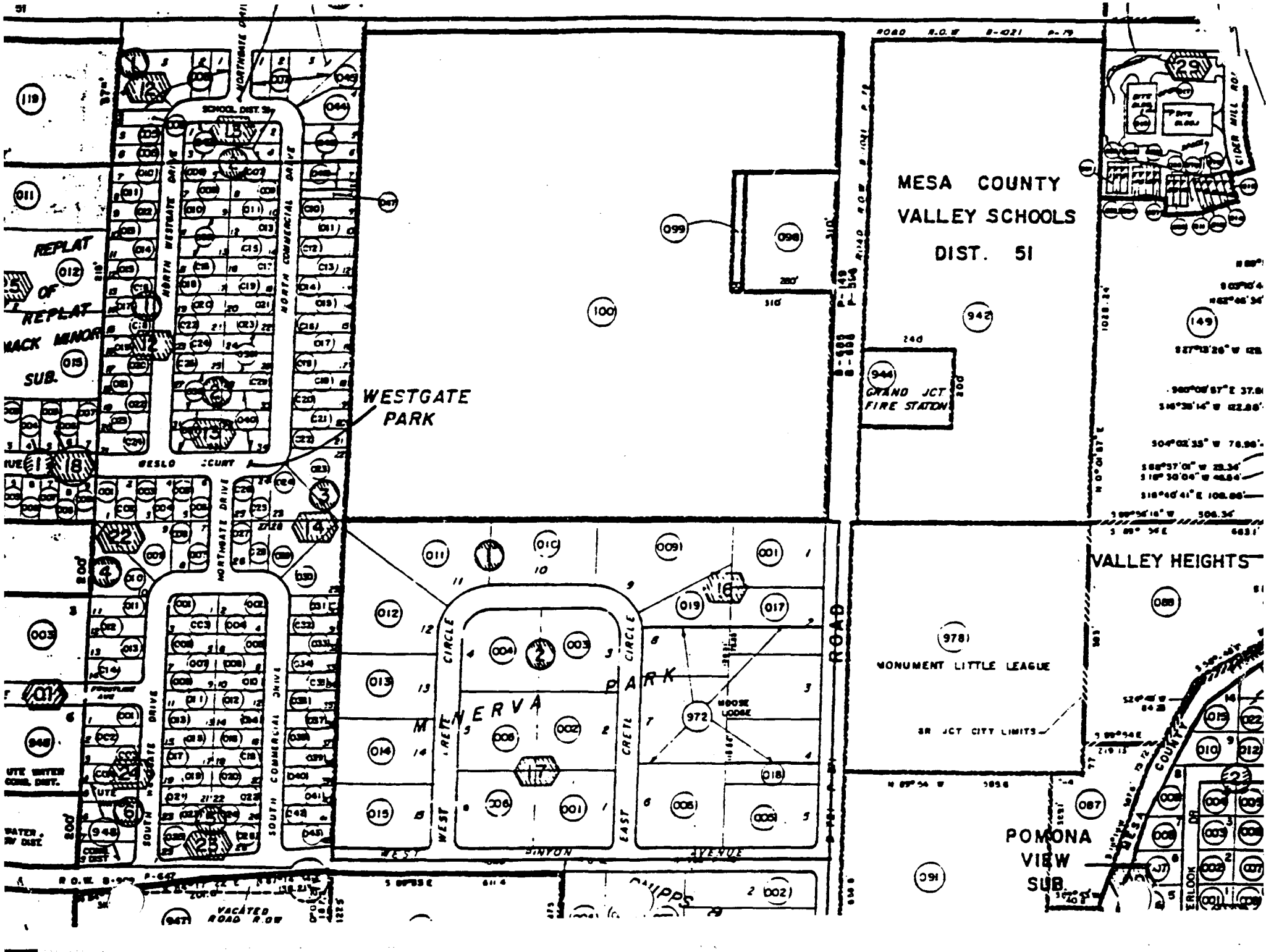
NERVA  
PARK

944  
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FIRE STATION

978  
MONUMENT LITTLE LEAGUE

POMONA  
VIEW  
SUB.

VALLEY HEIGHTS



MESA COUNTY  
VALLEY SCHOOLS  
DIST. 51

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