

Planning \$ 1500 500	Drainage \$ —
TCP \$ —	School Impact \$ —

BLDG PERMIT NO.
FILE # 69892

PLANNING CLEARANCE

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

Grand Junction Community Development Department

Stocker Stadium Press Boxes

12th & Nth Ave

* THIS SECTION TO BE COMPLETED BY APPLICANT *

4905-3116

BUILDING ADDRESS (1240 Gunnison Ave - legal address)	TAX SCHEDULE NO. 2945-132-00-945
SUBDIVISION City	SQ. FT. OF PROPOSED BLDG(S)/ADDITION ^{Remodel} 407
FILING _____ BLK _____ LOT _____	SQ. FT. OF EXISTING BLDG(S) 1
OWNER City of Grand Junction	NO. OF DWELLING UNITS: BEFORE 1 AFTER 1
ADDRESS 250 N th Ave.	CONSTRUCTION
TELEPHONE Contact Don Hobbs @ 244-3866	NO. OF BLDGS ON PARCEL: BEFORE 1 AFTER 1
APPLICANT SUN KING	CONSTRUCTION
ADDRESS P.O. Box 3299	USE OF ALL EXISTING BLDGS Press Box
TELEPHONE 245-9173	DESCRIPTION OF WORK & INTENDED USE: _____
	Change one press box into a bathroom.

✓ 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 _____ from center of ROW, whichever is greater	PARKING REQUIREMENT: _____
SIDE: _____ from PL REAR: _____ from PL	SPECIAL CONDITIONS: Interior Rem.
MAXIMUM HEIGHT _____	NCIU
MAXIMUM COVERAGE OF LOT BY STRUCTURES _____	CENSUS TRACT 7 TRAFFIC ZONE 37 ANNEX _____

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 Grand Junction 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 <i>[Signature]</i>	Date 4/29/99
Department Approval <i>[Signature]</i>	Date 4-29-99

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. N/A
Utility Accounting CURRENTLY AT 30 & QW'S - NO ADD'L PIF REQ'D. <i>[Signature]</i>			Date 4/29/99

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

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

No site plan req'd.