

Planning \$ <u>10 00</u>	Drainage \$ <u>—</u>
TCP \$ <u>—</u>	School Impact \$ <u>—</u>

BLDG PERMIT NO. <u>73825</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

BUILDING ADDRESS 580 24 1/2 Rd
 SUBDIVISION N/A
 FILING _____ BLK _____ LOT _____

TAX SCHEDULE NO. 2945-191-03-001
 SQ. FT. OF PROPOSED BLDG(S)/ADDITION 300
 SQ. FT. OF EXISTING BLDG(S) 7200 sqft.

OWNER Girl Scouts, Chipeta Council
 ADDRESS 580 24 1/2 Rd
 TELEPHONE 242-4461
 APPLICANT Kath Coatsway, President
 ADDRESS 580 24 1/2 Rd
 TELEPHONE 242-4461 Ex:305

NO. OF DWELLING UNITS: BEFORE 1 AFTER 1
 CONSTRUCTION
 NO. OF BLDGS ON PARCEL: BEFORE 1 AFTER 2
 CONSTRUCTION

USE OF ALL EXISTING BLDGS Girl Scout Functions

DESCRIPTION OF WORK & INTENDED USE: _____
Building Gazebo

✓ 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 C-2

LANDSCAPING/SCREENING REQUIRED: YES _____ NO _____

SETBACKS: FRONT: _____ from Property Line (PL) or _____ from center of ROW, whichever is greater
 SIDE: _____ from PL REAR: _____ from PL

PARKING REQUIREMENT: _____

MAXIMUM HEIGHT _____

SPECIAL CONDITIONS: _____

MAXIMUM COVERAGE OF LOT BY STRUCTURES _____

CENSUS TRACT 3 TRAFFIC ZONE 100 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 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 Kath Coatsway, President
 Department Approval Ashie Aragon

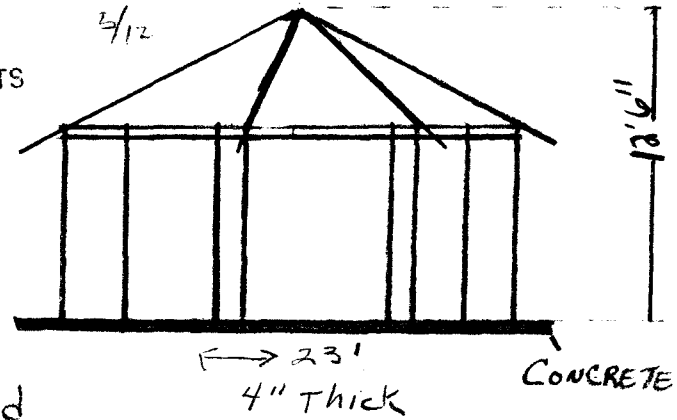
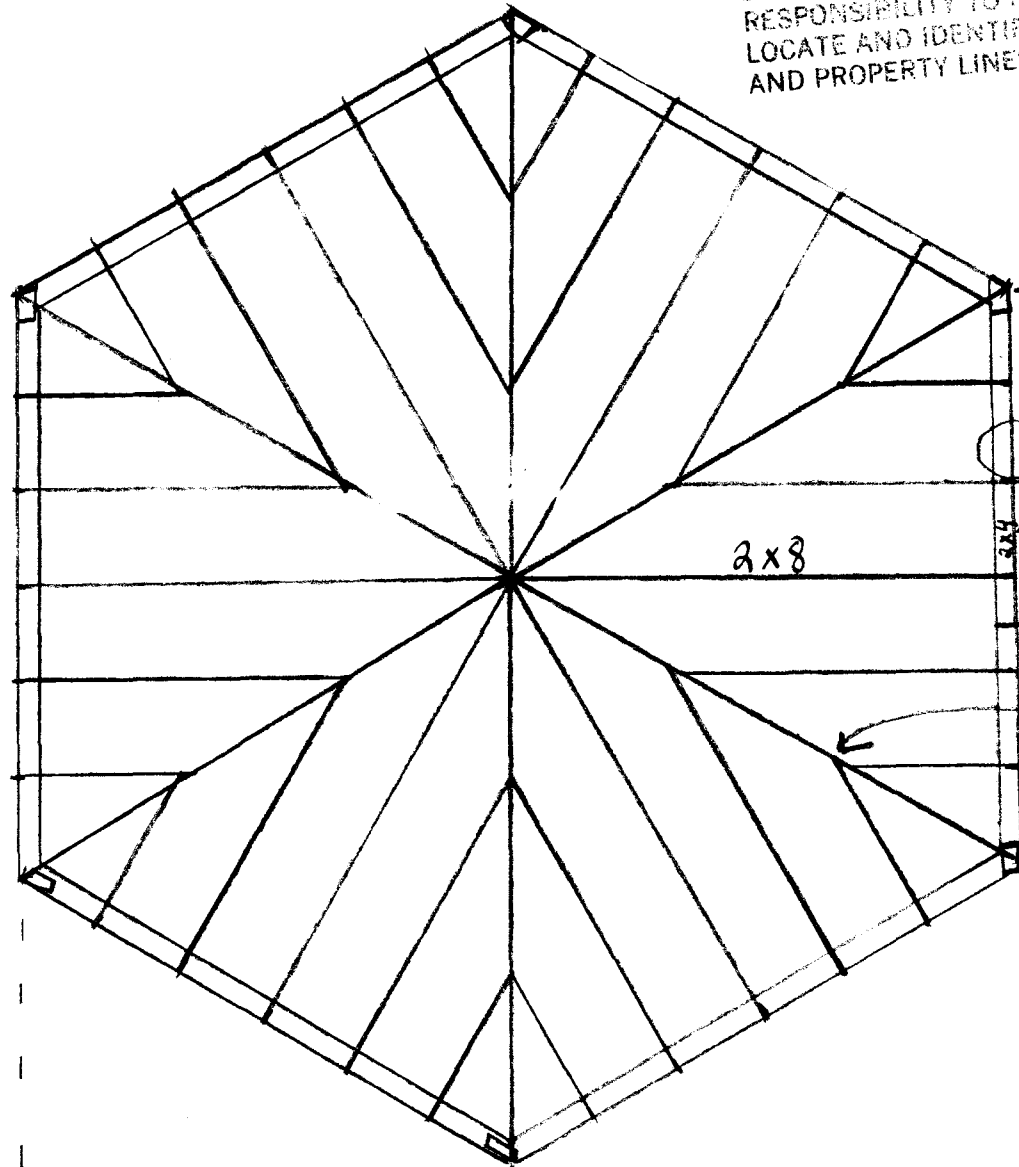
Date 2/7/00
 Date 2/7/00

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. _____
Utility Accounting <u>Dobi Overholt</u>			Date <u>2/7/00</u>

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)

ACCEPTED *4/15/00 2/7/00*
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.



4x6
Treated

2x8

2x8

2x6

2x10



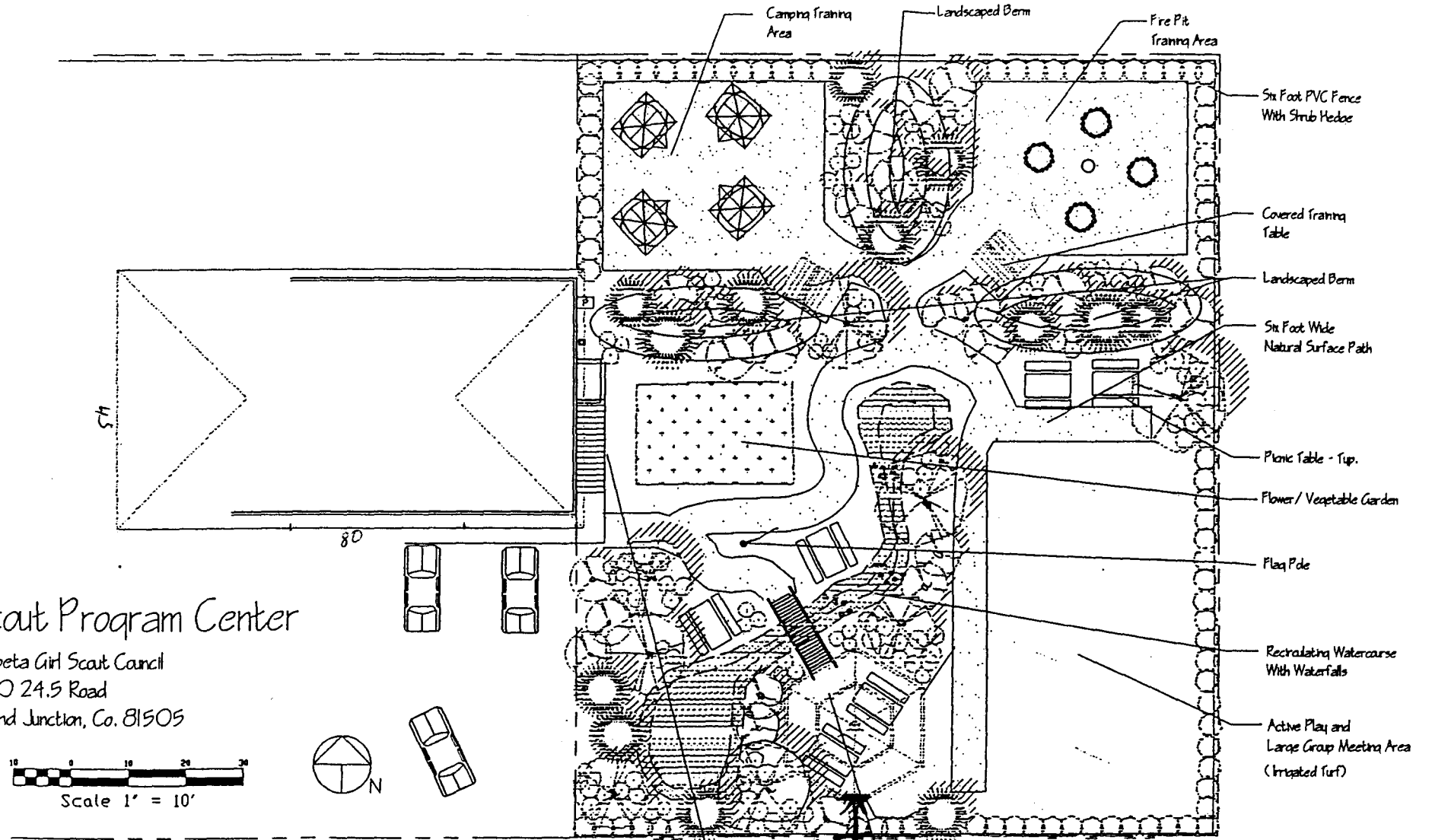
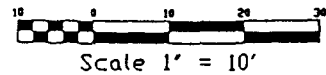
Gazebo - Program Center

Girl Scouts of Chipeta Council
580 24 1/2 Rd. Grand Junction

19'

Girl Scout Program Center

Chipeta Girl Scout Council
 580 24.5 Road
 Grand Junction, Co. 81505



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 DEPT. IT IS THE APPLICANTS
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES
 Y/lsk 2/7/00

8ft