

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

BLDG PERMIT NO. <u>75123</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 1240 Gunnison
 SUBDIVISION —
 FILING — BLK — LOT —
 OWNER City of Grand Jct
 ADDRESS 1340 Gunnison
 TELEPHONE 244-1542
 APPLICANT Ed Lenhart
 ADDRESS 826 21 1/2 Rd
 TELEPHONE 245-9316

TAX SCHEDULE NO. 2945-132-00-945
 SQ. FT. OF PROPOSED BLDG(S)/ADDITION —
 SQ. FT. OF EXISTING BLDG(S) N/A
 NO. OF DWELLING UNITS: BEFORE — AFTER —
 CONSTRUCTION
 NO. OF BLDGS ON PARCEL: BEFORE — AFTER —
 CONSTRUCTION
 USE OF ALL EXISTING BLDGS stadium/storage & showers
 DESCRIPTION OF WORK & INTENDED USE: public restrooms

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
 SETBACKS: FRONT: — from Property Line (PL) or — from center of ROW, whichever is greater
 SIDE: — from PL REAR: — from PL
 MAXIMUM HEIGHT —
 MAXIMUM COVERAGE OF LOT BY STRUCTURES —

LANDSCAPING/SCREENING REQUIRED: YES — NO —
 PARKING REQUIREMENT: —
 SPECIAL CONDITIONS: —
 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 [Signature] Date 5/4/00
 Department Approval Connie Edwards Date 5-4-00

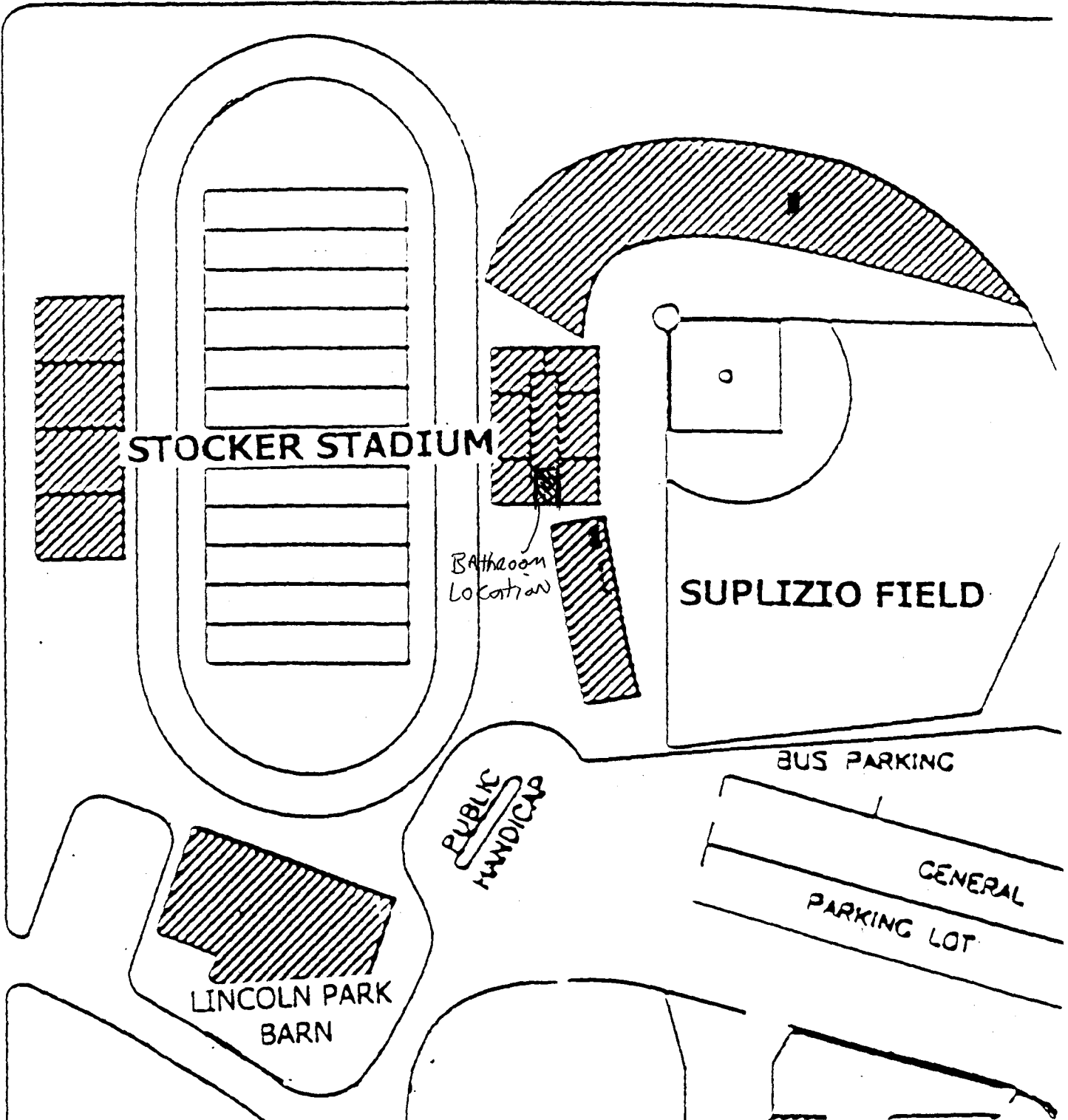
Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>—</u>
Utility Accounting <u>[Signature]</u>			Date <u>5/4/00</u>

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)

NORTH AVENUE

12TH STREET



ACCEPTED: *KKA* 5/4/00
 ANY CHANGES OR FEEDBACKS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPT. IT IS THE APPLICANT'S
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.

1240 Gunnison