

|                          |                           |
|--------------------------|---------------------------|
| Planning \$ <u>10.00</u> | Drainage \$ <u>—</u>      |
| TCP \$ <u>—</u>          | School Impact \$ <u>—</u> |

|                 |
|-----------------|
| BLDG PERMIT NO. |
| FILE #          |

1.7206 1106  
 (73024RD-00-948)

### 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 740 24RD (CANYON VIEW PARK) TAX SCHEDULE NO. 2701-333-00-942

SUBDIVISION Pomona Park SQ. FT. OF PROPOSED BLDG(S)/ADDITION 24x48

FILING — BLK — LOT 53 thru 56 SQ. FT OF EXISTING BLDG(S) 0

OWNER City of G.J. NO. OF DWELLING UNITS: BEFORE 0 AFTER 0

ADDRESS 1340 CUMMISON AVE CONSTRUCTION

TELEPHONE 254 3869 NO. OF BLDGS ON PARCEL: BEFORE 5 AFTER 6

APPLICANT G.J. Parks USE OF ALL EXISTING BLDGS PARKS PURPOSES

ADDRESS SAME AS ABOVE DESCRIPTION OF WORK & INTENDED USE: RESTROOM

TELEPHONE 970 254 3869 BLDG. FOIL BASEBALL FIELD PATRONS

✓ 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 CSR LANDSCAPING/SCREENING REQUIRED: YES — NO X

SETBACKS: FRONT: 25' from Property Line (PL) or 5' from center of ROW, whichever is greater

SIDE: 5' from PL REAR: 5' from PL PARKING REQUIREMENT: —

MAXIMUM HEIGHT 65 SPECIAL CONDITIONS: —

MAXIMUM COVERAGE OF LOT BY STRUCTURES 1 FAR CENSUS TRACT 9 TRAFFIC ZONE 5 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 3/5/01

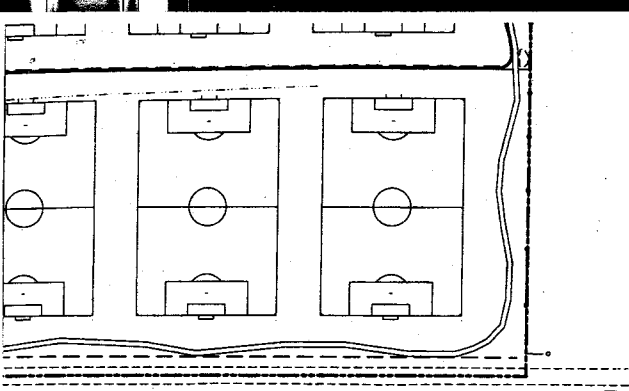
Department Approval Ronnie Edwards Date 3/5/01

|  |                      |             |                    |
|--|----------------------|-------------|--------------------|
| Additional water and/or sewer tap fee(s) are required: | YES <u>—</u>         | NO <u>✓</u> | W/O No.            |
| Utility Accounting                                     | <u>Marshall Cole</u> |             | Date <u>3/5/01</u> |

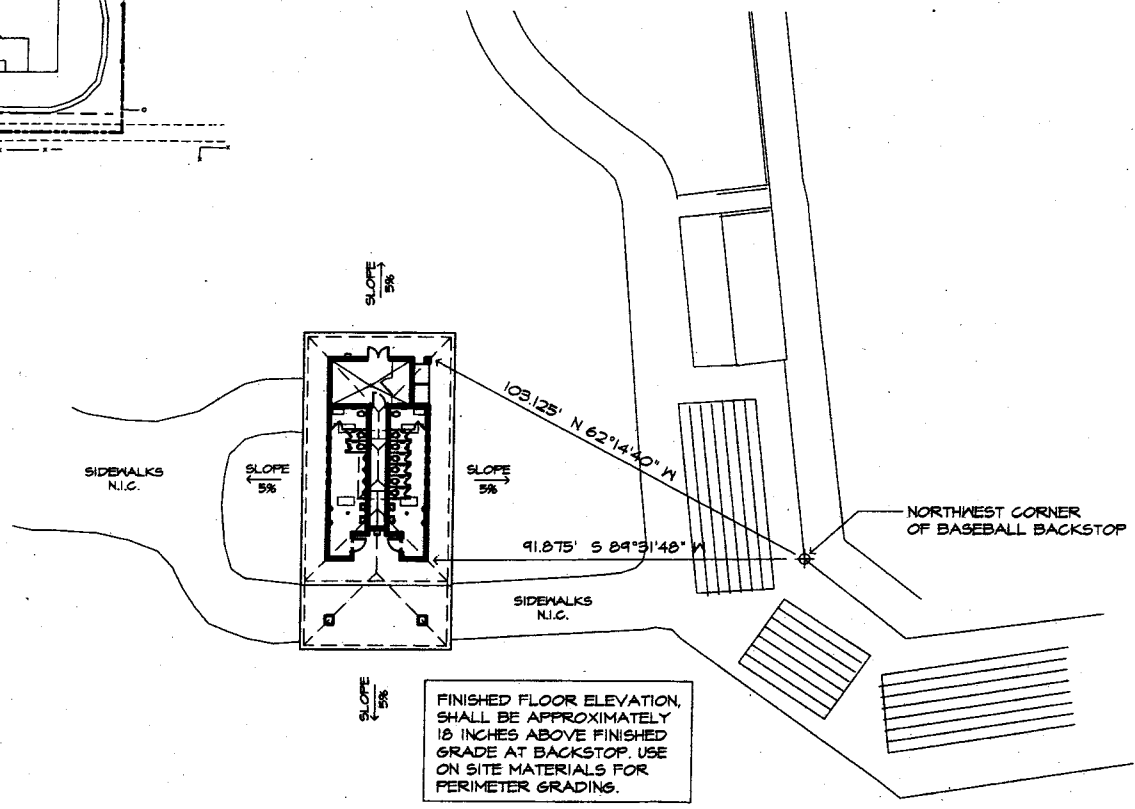
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning and Development Code)

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

M.O. MASONRY OPENING  
 N.I.C. NOT IN CONTRACT  
 SD SOAP DISPENSER  
 T.O. TOP OF  
 TS TUBE STEEL

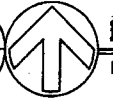


G ROAD

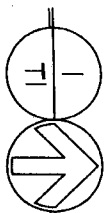
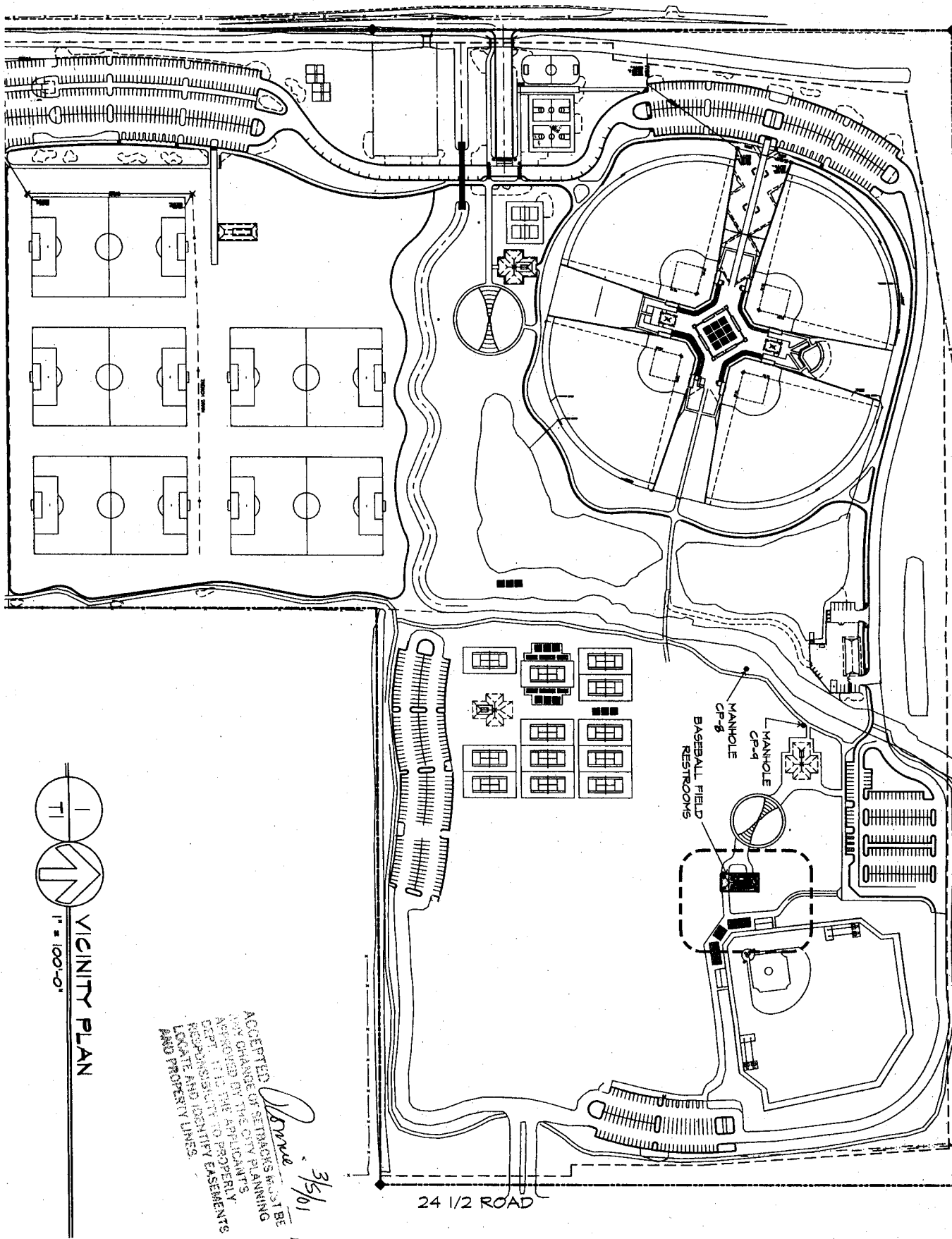


FINISHED FLOOR ELEVATION,  
 SHALL BE APPROXIMATELY  
 18 INCHES ABOVE FINISHED  
 GRADE AT BACKSTOP. USE  
 ON SITE MATERIALS FOR  
 PERIMETER GRADING.

2  
 TI


**ENLARGED SITE PLAN**  
 1" = 30'-0"

24 ROAD



VICINITY PLAN  
1" = 100'-0"

ACCEPTED FOR SETBACKS MUST BE  
 ON ORDER BY THE CITY PLANNING  
 DEPT. IT IS THE APPLICANT'S  
 RESPONSIBILITY TO PROPERLY  
 LOCATE AND IDENTIFY EASEMENTS  
 AND PROPERTY LINES.  
*Done* 3/5/01 E.P.