

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



BLDG PERMIT NO. <u>78337</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 <u>1340 Gunnison Ave</u>	TAX SCHEDULE NO. <u>2945-132-00-945</u>
SUBDIVISION <u>Stocker Stadium Entrance</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITION <u>240</u>
FILING <u>—</u> BLK <u>—</u> LOT <u>—</u>	SQ. FT. OF EXISTING BLDG(S) <u>—</u>
OWNER <u>City of Grand Junction</u>	NO. OF DWELLING UNITS: BEFORE <u>—</u> AFTER <u>—</u>
ADDRESS <u>1340 Gunnison Ave</u>	CONSTRUCTION
TELEPHONE <u>254-3842</u>	NO. OF BLDGS ON PARCEL: BEFORE <u>—</u> AFTER <u>—</u>
APPLICANT _____	CONSTRUCTION
ADDRESS _____	USE OF ALL EXISTING BLDGS <u>park facilities</u>
TELEPHONE _____	DESCRIPTION OF WORK & INTENDED USE: <u>New Ticket</u>
	<u>Sales & Collection facilities and</u>
	<u>new fence at entrance</u>

✓ 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 <u>CSR</u>	LANDSCAPING/SCREENING REQUIRED: YES <u>—</u> NO <u>—</u>
SETBACKS: FRONT: _____ from Property Line (PL) or _____ from center of ROW, whichever is greater	PARKING REQUIREMENT: <u>no change in use</u>
SIDE: _____ from PL REAR: _____ from PL	SPECIAL CONDITIONS: _____
MAXIMUM HEIGHT _____	_____
MAXIMUM COVERAGE OF LOT BY STRUCTURES _____	CENSUS TRACT <u>7</u> TRAFFIC ZONE <u>37</u> 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 <u>[Signature]</u>	Date <u>1/15/01</u>
Department Approval <u>Ronnie Edwards</u>	Date <u>1/15/01</u>

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>No charge</u>
Utility Accounting <u>Marshall Cole</u>	Date <u>1/15/01</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)

13323

City of Grand Junction
Department of Community Development



Date 1-15-01
Payee Name DON HOBBS - LINCOLN PARK
Address 1340 GUNNISON AVE
Telephone 254-3842
Project Address/File/Name Same

100-711-6130-103810

* PLEASE CIRCLE ALL THAT APPLY

DESCRIPTION	AMT	DESCRIPTION	AMT
DEVELOPMENT PROJECTS 100-321-43195-13-109465		PERMITS 100-321-43195-13-124415	
Rezone		Temporary Use Permit	
Conditional Use		Floodplain Permit	
Special Use		Sign Permit (#)	
Major Sub-ODP, Prelim, Final		Special Events Permit (#)	
Minor Subdivision		Fence Permit (#)	
PDR - ODP, Prelim, Final		Home Occupation Permit	
ROW / Easement Vacation			
Replat / Property Line Adj		OTHER	
Variance		School Impact 701-905-43994	
Site Plan Review		Drainage 202-61314-43995-30	
Minor Change		TCP 2071-61314-43993-30	
Change of Use		Sign Deposit 100-21090-131840	
Planning Clearance (#) 100-321-43195-13-124450	10.00	Manuals, Copies, etc. 100-321-43195-13-120515	

Treasurer Receipt No. _____ TOTAL \$ 10.00

(White: Customer) (Canary: Finance) (Pink: Planning) (Goldenrod: File)

It would be good to have a simple site plan to show where the improvements are located in relation to property lines and the height

*Do you need a set of plans with this?
Ronnie*