

Planning \$ <u>10.00</u>	Drainage \$ <u>0</u>
TCP \$ <u>0</u>	School Impact \$ <u>0</u>

BLDG PERMIT NO. <u>82865</u>
FILE # _____

AK

PLANNING CLEARANCE
(multifamily and non-residential remodels and change of use)
Grand Junction Community Development Department

THIS SECTION TO BE COMPLETED BY APPLICANT

DATE
TB

BUILDING ADDRESS 1240 Gunnison
SUBDIVISION City
FILING _____ BLK _____ LOT _____
OWNER City of Grand Junction
ADDRESS 1340 Gunnison Ave
TELEPHONE 254-3842
APPLICANT Don Hobbs
ADDRESS 1340 Gunnison
TELEPHONE 254-3842

TAX SCHEDULE NO. 2945-132-00-945
CURRENT FAIR MARKET VALUE OF STRUCTURE \$ 85,000
ESTIMATED REMODELING COST \$ _____
NO. OF DWELLING UNITS: BEFORE _____ AFTER _____
CONSTRUCTION _____
USE OF ALL EXISTING BLDGS _____
DESCRIPTION OF WORK & INTENDED USE: Replace Fence of Ticket Booth North Side Stocker Stadium

✓ 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 SPECIAL CONDITIONS: _____
PARKING REQUIREMENT: _____
LANDSCAPING/SCREENING REQUIRED: YES _____ NO _____ CENSUS TRACT _____ TRAFFIC ZONE _____ 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.

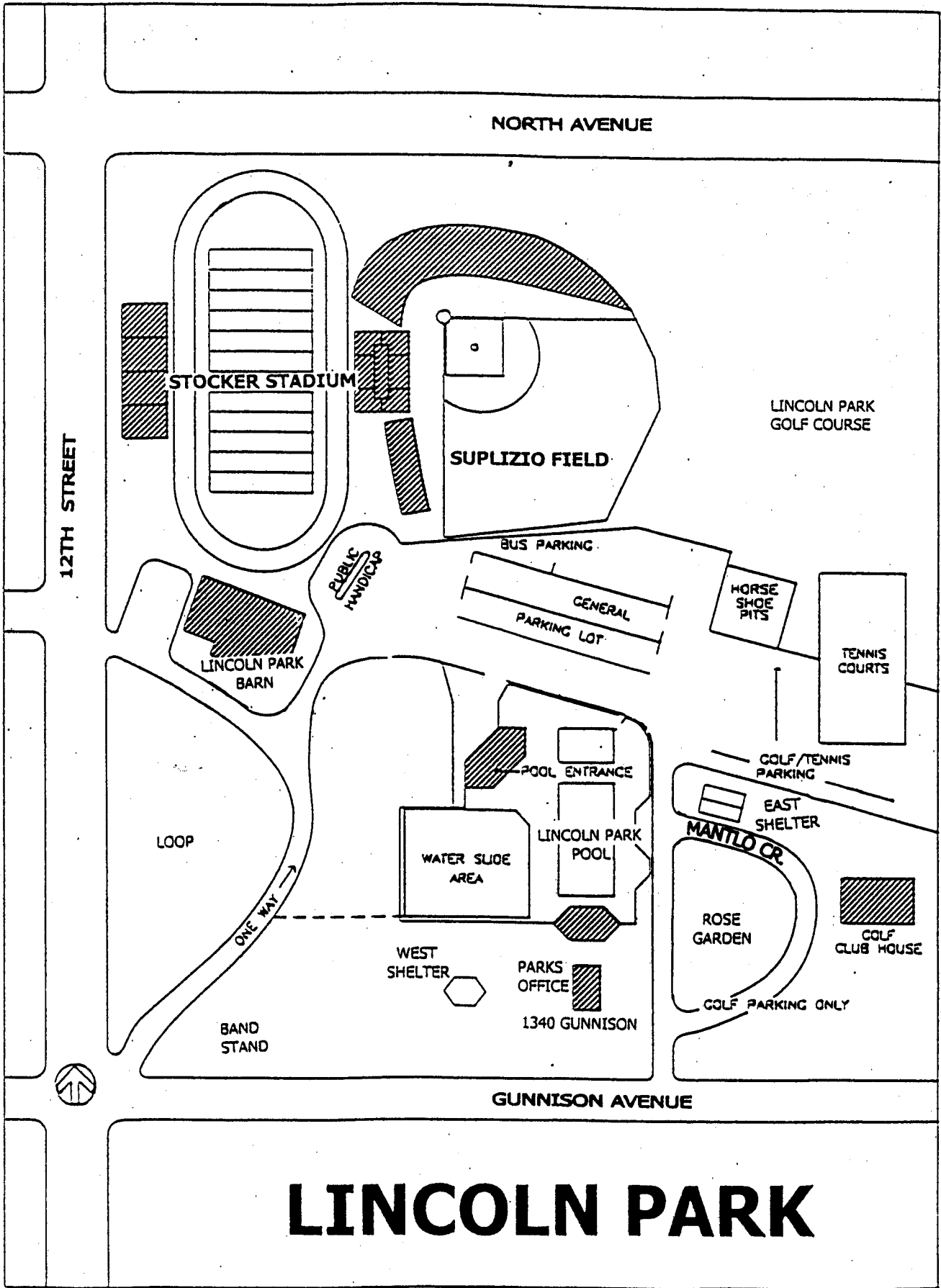
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations, or restrictions that apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant's Signature *Don Hobbs* Date 1/10/02
Department Approval *Ronnie Edwards* Date 1/10/02

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting	<u><i>11 Beuseley</i></u>		Date <u>1/10/02</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

STOCKER STADIUM

SUPLIZIO FIELD

LINCOLN PARK GOLF COURSE

PUBLIC HANDICAP

BUS PARKING

GENERAL PARKING LOT

HORSE SHOE PITS

TENNIS COURTS

LINCOLN PARK BARN

LOOP

ONE WAY →

POOL ENTRANCE

WATER SLIDE AREA

LINCOLN PARK POOL

GOLF/TENNIS PARKING

EAST SHELTER

MANTLO CR.

ROSE GARDEN

GOLF CLUB HOUSE

WEST SHELTER

PARKS OFFICE

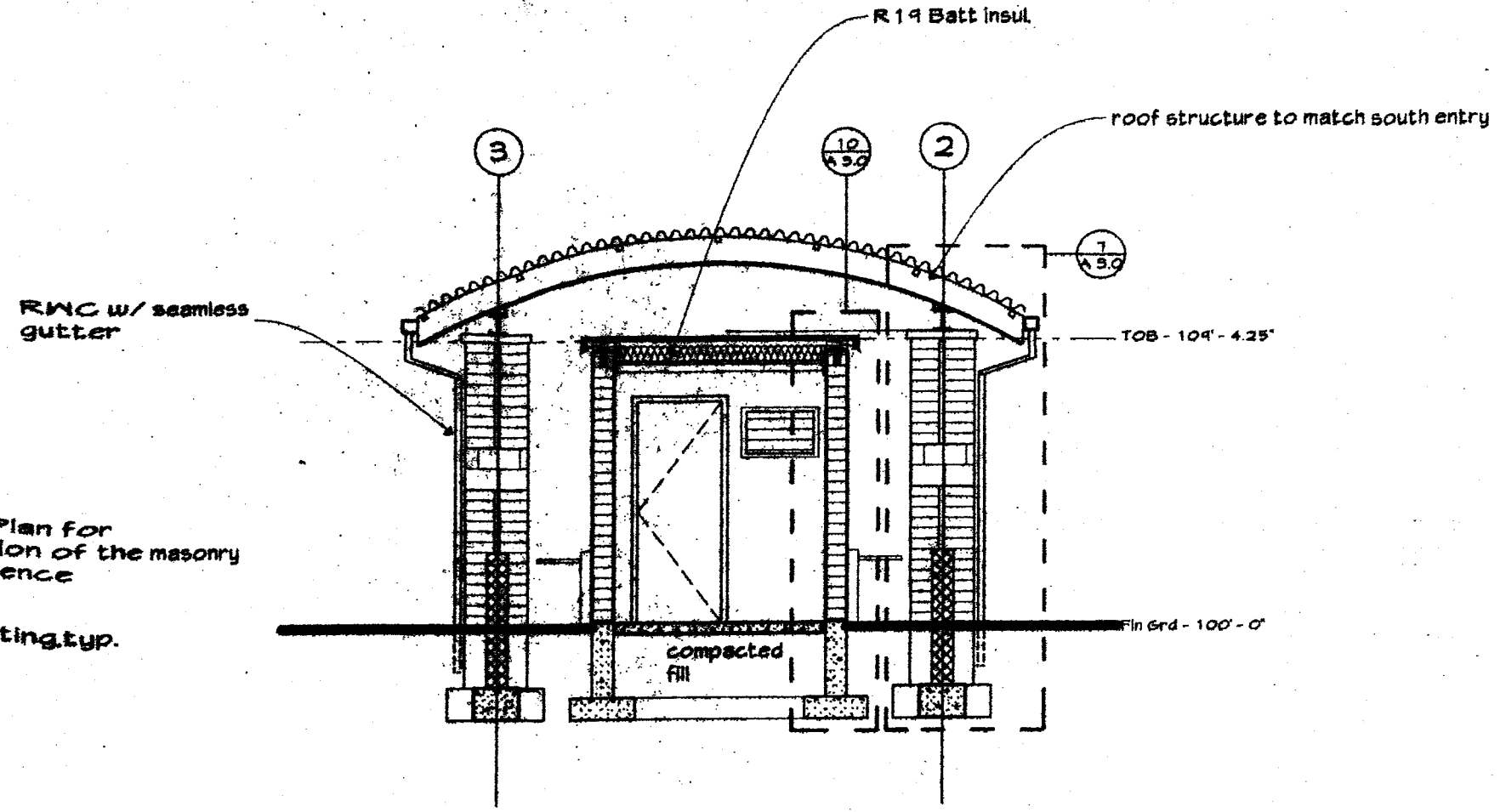
1340 GUNNISON

BAND STAND

GOLF PARKING ONLY

GUNNISON AVENUE

LINCOLN PARK



Plan for
 masonry
 fence

ooting typ.

4 SECTION

City of Grand Junction GIS Map

*Lincoln Park-Stocker Stadium
2945-132-00-945*

*Ronnie
1/10/02*

-  Parcels
-  Kannah Creek Air Photo
-  Color Air Photos
-  Highways
-  Streets 2



SCALE 1 : 1,543

