

Planning \$ <u>P/W/SPR</u>	Drainage \$ <u> </u>
TCP \$ <u> </u>	School Impact \$ <u> </u>

BLDG PERMIT NO. <u>89790</u>
FILE # <u>SPR-2003-062</u>

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 (2402 G Road) 730 24 RD

SUBDIVISION

FILING BLK LOT

TAX SCHEDULE NO. 2701-333-00-948
2701-333-00-940

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 900⁺

SQ. FT OF EXISTING BLDG(S) 0

OWNER CITY of GRAND JCT

ADDRESS 250 N 5TH ST

TELEPHONE 201-1177 (Shawn Cooper)

NO. OF DWELLING UNITS: BEFORE 0 AFTER 1
CONSTRUCTION

NO. OF BLDGS ON PARCEL: BEFORE 0 AFTER 1
CONSTRUCTION

USE OF ALL EXISTING BLDGS NA

APPLICANT WD CHRISTENSEN

ADDRESS 577 N WESTGATE DR GJ CO 81505

TELEPHONE 243 1229

DESCRIPTION OF WORK & INTENDED USE: OPEN AIR PICNIC SHELTER

✓ 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

SETBACKS: FRONT: 425 from Property Line (PL) or
from center of ROW, whichever is greater

SIDE: 5 from PL REAR: 10 from PL

MAXIMUM HEIGHT 6

MAXIMUM COVERAGE OF LOT BY STRUCTURES NA

LANDSCAPING/SCREENING REQUIRED: YES NO

PARKING REQUIREMENT: NA

SPECIAL CONDITIONS:

CENSUS TRACT TRAFFIC ZONE 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).

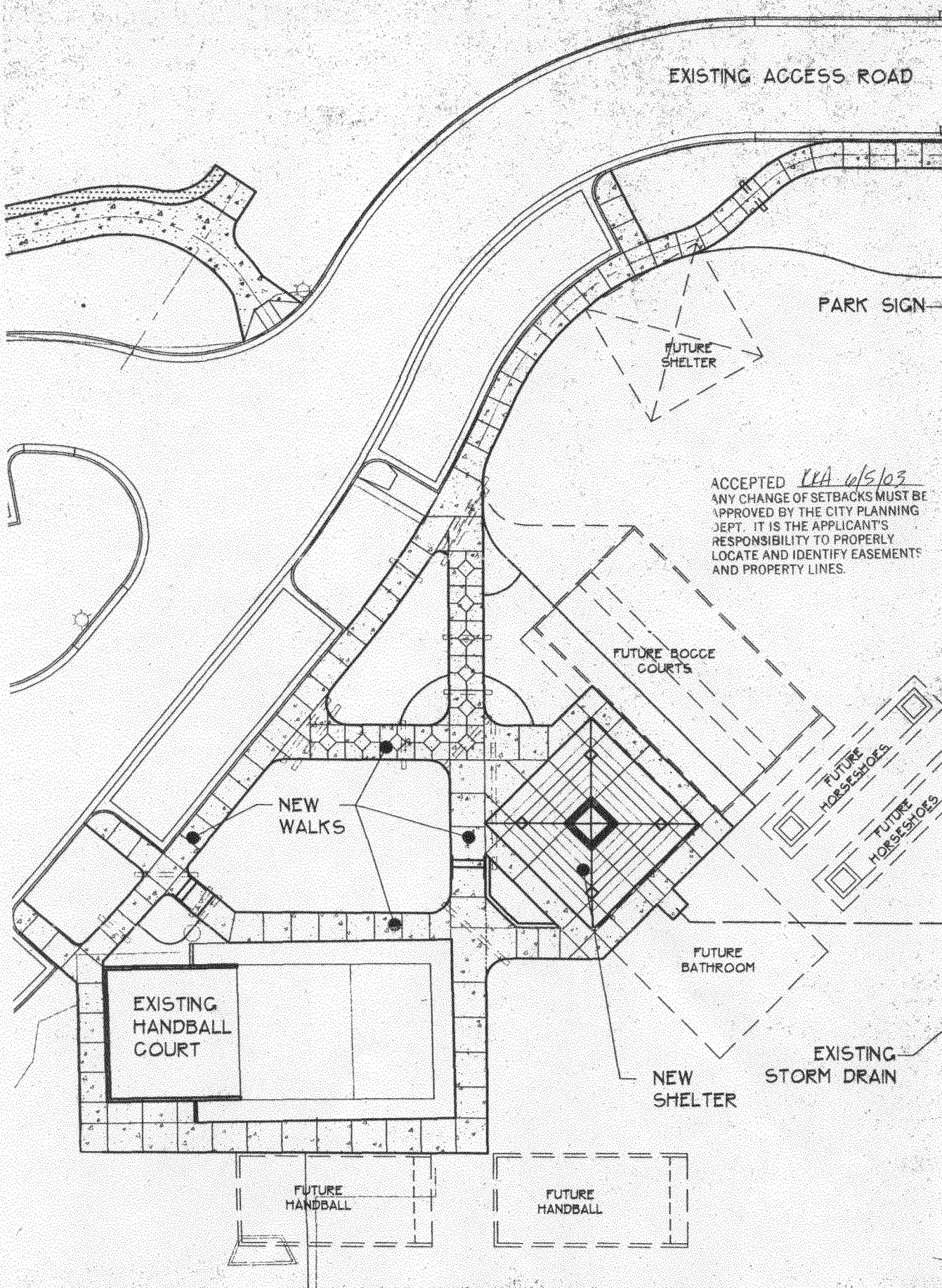
Applicant's Signature [Signature] Date 6/5/03

Department Approval [Signature] Date 6/5/03

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>no dig in</u>
Utility Accounting <u>[Signature]</u>			Date <u>6/5/03</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning and Development Code)

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



EXISTING ACCESS ROAD

PARK SIGN

FUTURE SHELTER

ACCEPTED *LEA 4/5/03*
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.

FUTURE BOCCE COURTS

NEW WALKS

EXISTING HANDBALL COURT

FUTURE HANDBALL

FUTURE HANDBALL

FUTURE BATHROOM

NEW SHELTER

EXISTING STORM DRAIN

FUTURE HORSESHOES

FUTURE HORSESHOES