

Planning \$ <u>5.00</u>	Drainage \$ <u>Ø</u>
TCP \$ <u>Ø</u>	School Impact \$ <u>Ø</u>

BLDG PERMIT NO.
FILE #

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

THIS SECTION TO BE COMPLETED BY APPLICANT

540 ~~540~~ 28 1/4 ROAD  
BUILDING ADDRESS COLUMBUS PARK  
SUBDIVISION \_\_\_\_\_  
FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT \_\_\_\_\_

TAX SCHEDULE NO. 2943-073-00-941  
CURRENT FAIR MARKET VALUE OF STRUCTURE \$ 81K  
ESTIMATED REMODELING COST \$ \_\_\_\_\_

OWNER CITY OF GRAND JUNCTION - PARL  
ADDRESS 1340 GUMMISON AVE  
TELEPHONE 254 FUMM  
APPLICANT SHAWN COOPER  
ADDRESS 1340 GUMMISON  
TELEPHONE 254 3869

NO. OF DWELLING UNITS: BEFORE Ø AFTER Ø  
CONSTRUCTION  
USE OF ALL EXISTING BLDGS RESTROOM  
DESCRIPTION OF WORK & INTENDED USE:  
DEMO OLD BUILDINGS,  
CONSTRUCT NEW BLDG.

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 ~~PK~~ CSR  
PARKING REQUIREMENT: \_\_\_\_\_  
LANDSCAPING/SCREENING REQUIRED: YES \_\_\_\_\_ NO \_\_\_\_\_

SPECIAL CONDITIONS: \_\_\_\_\_  
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 [Signature]  
Department Approval Gayle Henderson

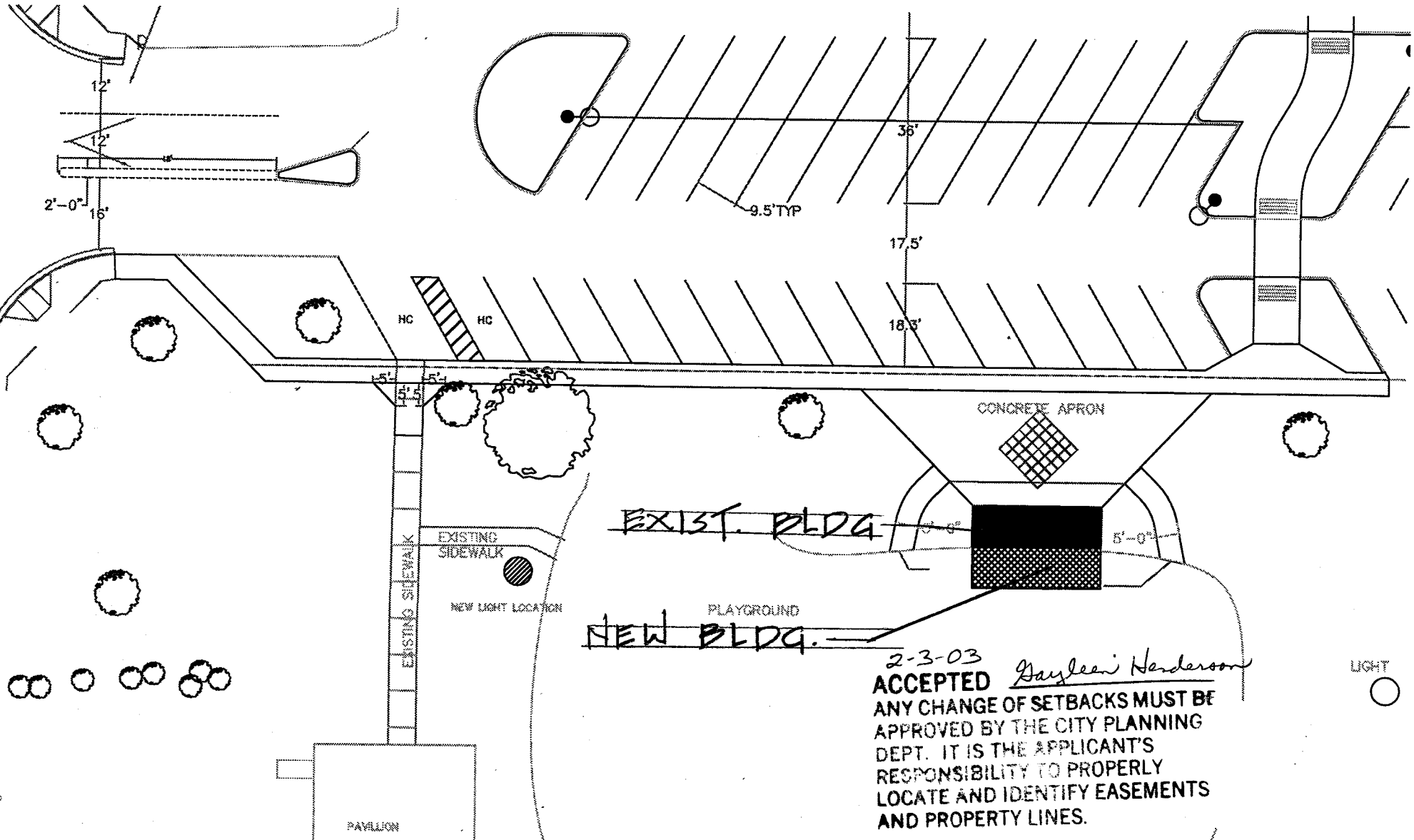
Date 2/6/03  
Date 2-6-03

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No. <u>—</u>
Utility Accounting <u>[Signature]</u>			Date <u>2/6/03</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)

# COLUMBINE PARK RESTROOM SHELTER



2-3-03  
**ACCEPTED** *Gayleen Henderson*  
 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.

LIGHT