

Planning \$ <u>Plan App</u>	Drainag <u>A</u>
TCP \$ <u>A</u>	School Impact \$ <u>A</u>

G PERMIT NO.
FILE # <u>MSP-2004-070</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 568 25 1/2 Road

TAX SCHEDULE NO. 2945-101-00-979

SUBDIVISION _____

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2784 sq. ft.

FILING _____ BLK _____ LOT _____

SQ. FT. OF EXISTING BLDG(S) _____

OWNER Monument Little League

NO. OF DWELLING UNITS: BEFORE _____ AFTER _____
CONSTRUCTION

ADDRESS 568-25 1/2 Road

NO. OF BLDGS ON PARCEL: BEFORE _____ AFTER _____
CONSTRUCTION

TELEPHONE 243-8300 (Tom Dixon)

USE OF ALL EXISTING BLDGS Storage, score towers,

APPLICANT Same

DESCRIPTION OF WORK & INTENDED USE: concessions
3-stall

ADDRESS Same

bathing cages which will be coin-

TELEPHONE 243-8300 (Tom Dixon)

operated for public use.

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
from center of ROW, whichever is greater

PARKING REQUIREMENT: _____

SIDE: 1505 from PL REAR: 5000 from PL

SPECIAL CONDITIONS: Existing parking lot to

MAXIMUM HEIGHT 65 feet

be upgraded when paved.

MAXIMUM COVERAGE OF LOT BY STRUCTURES FAR 6.00

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.

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 Tom Dixon

Date 25 March 2004

Department Approval Anthony Castella

Date 5/6/04

Additional water and/or sewer tap fee(s) are required: YES <u>NO</u> NO <u>X</u>	W/O No. _____
Utility Accounting <u>Kattelsberg</u>	Date <u>5/7/04</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)