

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

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

PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)
Grand Junction Community Development Department

1240 Munroson THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 12th AND NORTH AVE

SUBDIVISION

FILING BLK LOT

TAX SCHEDULE NO. 2945-132-00-945

SQ. FT. OF EXISTING BLDG(S) N/A

SQ. FT. OF PROPOSED BLDG(S)/ADDITONS N/A

OWNER CITY OF GRAND JCT.

ADDRESS 2549 RIVER ROAD

CITY/STATE/ZIP G.J. CO 81501

MULTI-FAMILY:

NO. OF DWELLING UNITS: BEFORE AFTER

CONSTRUCTION

NO. OF BLDGS ON PARCEL: BEFORE AFTER

CONSTRUCTION

APPLICANT J. DYER CONST., INC.

ADDRESS 2335 INTERSTATE AVE.

CITY/STATE/ZIP GRAND JCT. CO 81505

TELEPHONE (970) 245-8610

Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.

USE OF ALL EXISTING BLDG(S)

DESCRIPTION OF WORK & INTENDED USE: Provide /
INSTALL NEW SOUND SYSTEM @
STOCKER STADIUM / SUPLEZIO FIELD

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE <u>CSR</u>	LANDSCAPING/SCREENING REQUIRED: YES <u> </u> NO <u>X</u>
SETBACKS: FRONT: <u> </u> from Property Line (PL) or <u> </u> from center of ROW, whichever is greater SIDE: <u> </u> from PL REAR: <u> </u> from PL	PARKING REQUIREMENT: <u> </u>
MAX. HEIGHT <u>service poles exempt</u>	SPECIAL CONDITIONS: <u>Drum variance for stands along 12th St. Height of service poles exempt from height restrictions - Poles along 12th St. will be mounted on existing concrete structures</u>
MAX. COVERAGE OF LOT BY STRUCTURES <u> </u>	

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 J. Dyer Date 10/20/04

Department Approval [Signature] Date 10/20/04

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>✓</u>	W/O No.
Utility Accounting <u>No Sewer Impact</u>			Date <u>10/20/04</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)