

Planning \$ <u>5.00</u>	Drainage \$ <u>0</u>
TCP \$ <u>0</u>	School Impact \$ <u>0</u>

BLDG PERMIT NO.
FILE #

PLANNING CLEARANCE

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

PARADISE HILLS PARK THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS <u>824 LAHAI DR.</u>	TAX SCHEDULE NO. <u>2701-264-14-941</u>
SUBDIVISION <u>Parthius Flying Four</u>	SQ. FT. OF EXISTING BLDG(S) <u>0</u>
FILING <u>4</u> BLK _____ LOT _____	SQ. FT. OF PROPOSED BLDG(S)/ADDITONS <u>576</u>
OWNER <u>G J PARKS</u>	MULTI-FAMILY:
ADDRESS <u>1340 Gunnison Ave</u>	NO. OF DWELLING UNITS: BEFORE <u>0</u> AFTER <u>0</u>
CITY/STATE/ZIP <u>GJ CO 81501</u>	CONSTRUCTION
APPLICANT <u>G J PARKS</u>	NO. OF BLDGS ON PARCEL: BEFORE <u>0</u> AFTER <u>1</u>
ADDRESS <u>1340 Gunnison Ave</u>	CONSTRUCTION
CITY/STATE/ZIP <u>GJ CO 81501</u>	USE OF ALL EXISTING BLDG(S) <u>RECREATION</u>
TELEPHONE <u>970 254 3842</u>	DESCRIPTION OF WORK & INTENDED USE: <u>CONSTRUCT Picnic Shelter in City Park</u>

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 _____	LANDSCAPING/SCREENING REQUIRED: YES _____ NO _____
SETBACKS: FRONT: _____ from Property Line (PL) or _____ from center of ROW, whichever is greater	PARKING REQUIREMENT: _____
SIDE: _____ from PL REAR: _____ from PL	SPECIAL CONDITIONS: _____
MAX. HEIGHT _____	_____
MAX. COVERAGE OF LOT BY STRUCTURES _____	_____

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.

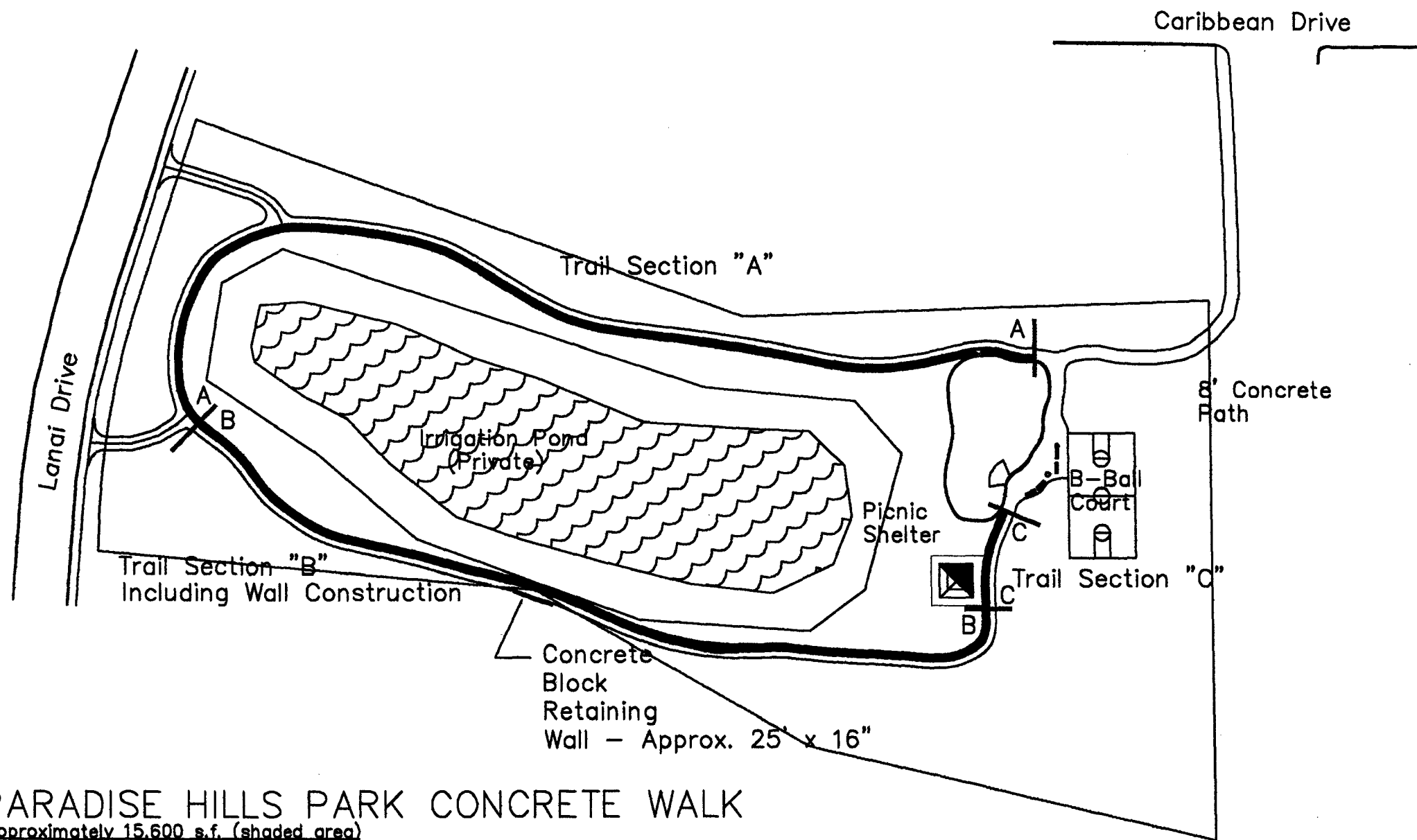
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations, or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant's Signature <u>[Signature]</u>	Date <u>12-29-04</u>
Department Approval <u>[Signature]</u>	Date <u>12-29-04</u>

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting <u>[Signature]</u>	Date <u>12/29/04</u>		

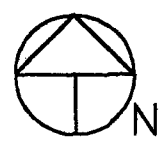
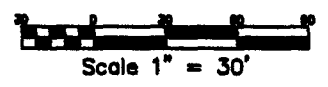
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning and Development Code)

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



PARADISE HILLS PARK CONCRETE WALK

Approximately 15,600 s.f. (shaded area)
 4" thick fiber reinforced concrete 3000#
 8' wide
 4" compacted road base on compacted subgrade
 Zip-Strip every 8 l.f.
 Construction joint every 100 l.f. or 800 s.f.
 Surface of walk will be at existing grade, allow
 for drainage of runoff over walk at low points.



DRAWN BY: DATE: DWG. NO.:	APPROVED BY: PROJ. NO. DWG.	REVISIONS	PROJECT Paradise Hills Park	SHT. NAME Trail & Shelter Pad	SHT. NO. 2
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