

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**

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 1240 4965 - 3053 -  
~~1340~~ GUNNISON AVE TAX SCHEDULE NO. 2945-132-00-945

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

FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT \_\_\_\_\_ SQ. FT. OF PROPOSED BLDG(S)/ADDITONS N/A

OWNER CITY OF GRAND JCT. MULTI-FAMILY:  
 NO. OF DWELLING UNITS: BEFORE \_\_\_\_\_ AFTER N/A  
 CONSTRUCTION

ADDRESS 2549 RIVER ROAD NO. OF BLDGS ON PARCEL: BEFORE \_\_\_\_\_ AFTER N/A  
 CONSTRUCTION

CITY/STATE/ZIP G.J. CO 81505 USE OF ALL EXISTING BLDG(S) SPLASH PAD

APPLICANT J. DYER CONST., INC. DESCRIPTION OF WORK & INTENDED USE: CONSTRUCT  
NEW SPLASH PAD @ OLD TOT POOL  
LOCATION.

ADDRESS 2335 INTERSTATE AVE.  
 CITY/STATE/ZIP G.J. CO 81505  
 TELEPHONE (970) 245-8610

*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 <u>CSR</u>	LANDSCAPING/SCREENING REQUIRED: YES _____ NO <u>X</u>
SETBACKS: FRONT: _____ from Property Line (PL) or _____ from center of ROW, whichever is greater SIDE: _____ from PL REAR: _____ from PL	PARKING REQUIREMENT: <u>N/A</u>
MAX. HEIGHT _____	SPECIAL CONDITIONS: _____
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 [Signature] Date 5/18/05

Department Approval [Signature] Date 5/18/05

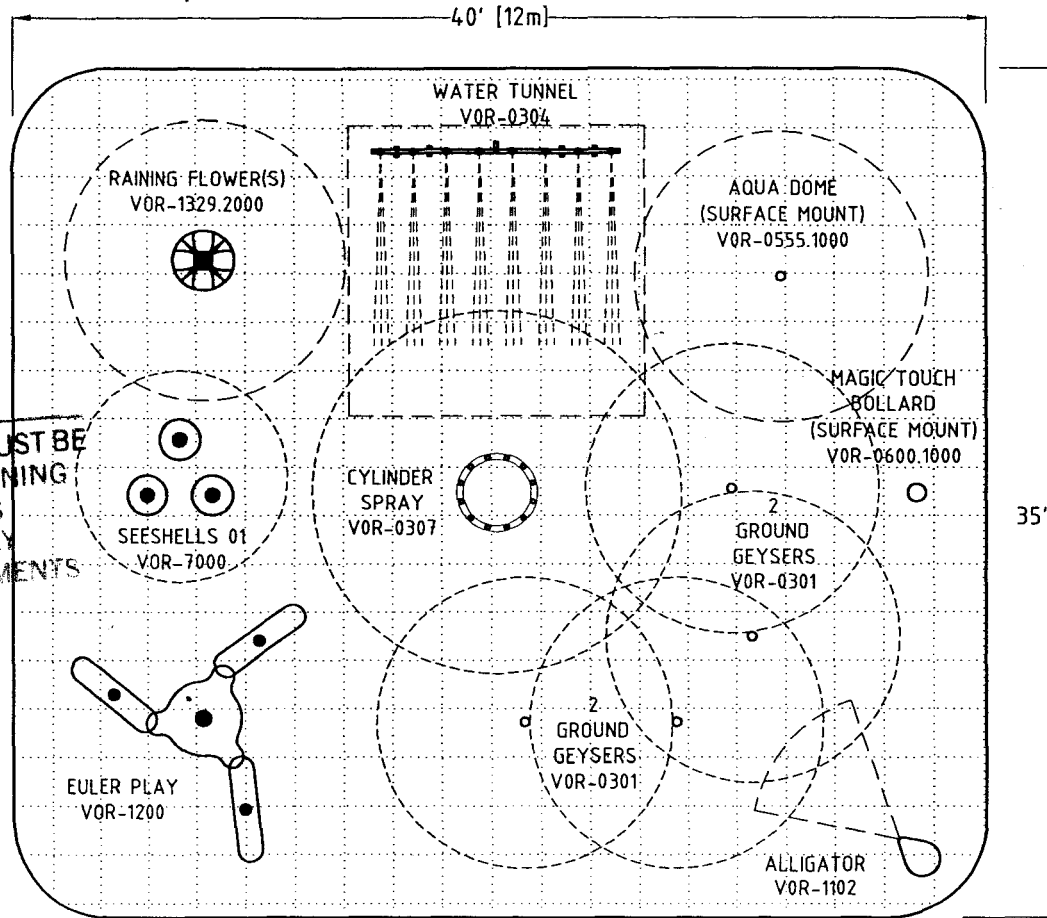
Additional water and/or sewer tap fee(s) are required:	YES	NO <u>✓</u>	W/O No.
Utility Accounting <u>[Signature]</u>	Date <u>5/18/05</u>		

**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)

SPLASHPAD AREA: 1380.8ft<sup>2</sup> (128.4m<sup>2</sup>)

GRID: 1 SQUARE = 2 ft x 2 ft

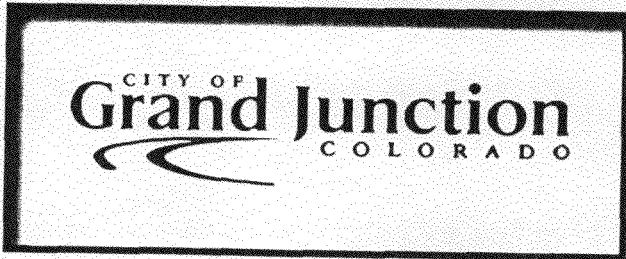
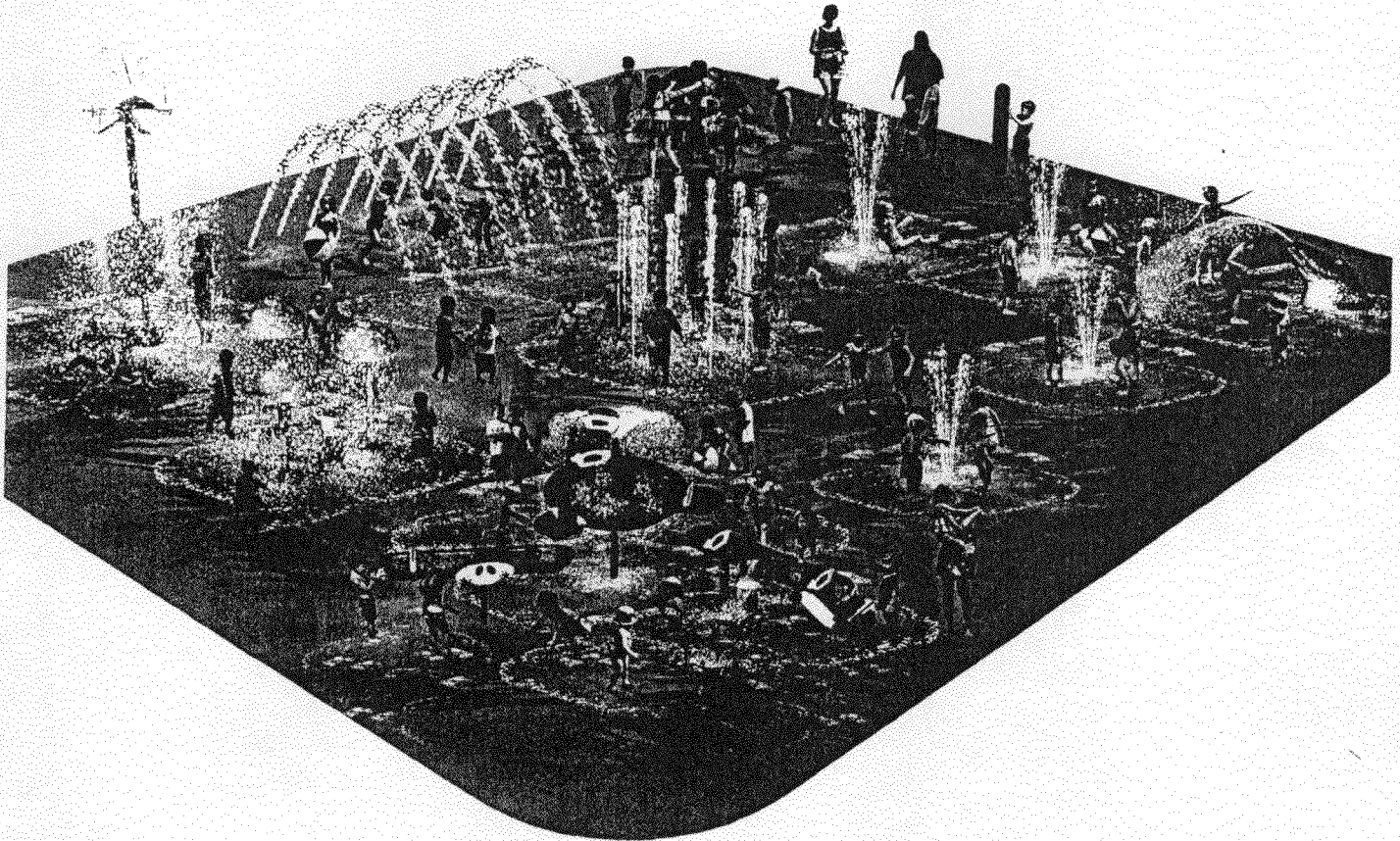


ACCEPTED *5/18/05*  
*C. J. Hall*  
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

<p>1-877-586-7839 www.vortex-intl.com</p>	PROJECT:	Lincoln Park Splashpad, CO	DRAWN BY:	SR	DATE:	02-14-05
	PROJECT ID:	2002-150-1446	SCALE:	1" : 8'	UNITE:	Ft. (m)
	DWG.NAME:	Spray Zone Plan View	SHEET:	1/1	REL:	00
<small>THIS DOCUMENT IS AT ALL TIMES THE PROPERTY OF VORTEX AQUATIC STRUCTURES INTERNATIONAL INC. AND CANNOT BE USED WITHOUT WRITTEN CONSENT OF VORTEX AQUATIC STRUCTURES INTERNATIONAL INC.</small>						

***Lincoln Park***

**SPLASHPAD**  
by **VORTEX**



***Parks & Recreation***

1 877 5.Vortex

[www.vortex-intl.com](http://www.vortex-intl.com)