

DATE SUBMITTED: June 5, 1985

PERMIT # 23509
FEE \$ 25.00

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 965 No. Av.

SQ. FT. OF BLDG: 2 19800

SUBDIVISION: Grand Jct.

SQ. FT. OF LOT: 78,000

FILING # _____ BLK # 3 LOT # 004 1/2 007

NUMBER OF FAMILY UNITS: 0

TAX SCHEDULE NUMBER:
2A45-141-03-004 1/2 007

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:
1

PROPERTY OWNER: Gerald Perkin's

USE OF ALL EXISTING BUILDINGS:
Vacant retail

ADDRESS: 1333 N. 13th St. #1

PHONE: 243-2222

DESCRIPTION OF WORK AND INTENDED USE:
Remodel interior for bowling lanes

SUBMITTALS REQ'D: TWO (2) PLOT PLANS SHOWING PARKING, LANDSCAPING, SETBACKS TO ALL PROPERTY LINES, AND ALL STREETS WHICH ABUT THE PARCEL.

FOR OFFICE USE ONLY

ZONE: C-1

FLOODPLAIN: YES _____ NO

SETBACKS: F W/A S W/A R n/r

GEOLOGIC HAZARD: YES _____ NO

MAXIMUM HEIGHT: W/A (all existing structure)

CENSUS TRACT #: 2

PARKING SPACES REQ'D: 94 (125 avail.)

TRAFFIC ZONE: 36

LANDSCAPING/SCREENING: see plot plan

SPECIAL CONDITIONS: per file # 885

(see file # 8-85) Business closed - C.O. sent back to Building Dept. M.S.

ANY MODIFICATION TO THIS APPROVED PLANNING CLEARANCE MUST BE APPROVED, IN WRITING, BY THIS DEPARTMENT. THE STRUCTURE APPROVED BY THIS APPLICATION CANNOT BE OCCUPIED UNTIL A CERTIFICATE OF OCCUPANCY (C.O.) IS ISSUED BY THE BUILDING DEPARTMENT (SECTION 307, UNIFORM BUILDING CODE.)

ANY LANDSCAPING REQUIRED BY THIS PERMIT SHALL BE MAINTAINED IN AN ACCEPTABLE AN HEALTHY CONDITION. THE REPLACEMENT OF ANY VEGETATION MATERIALS THAT DIE OR ARE IN AN UNHEALTHY CONDITION SHALL BE REQUIRED.

I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND THE ABOVE IS CORRECT AND I AGREE TO COMPLY WITH THE REQUIREMENTS ABOVE. FAILURE TO COMPLY SHALL RESUL IN LEGAL ACTION.

DATE APPROVED: 6-5-85

APPROVED BY: Mike Suthler

[Signature]
SIGNATURE

MONUMENT

RECREATION CENTERS

**INCORPORATED
303-243-2222**

June 4, 1985

Grand Junction Planning Dept
6th & Rood Ave
Grand Junction, CO 81501

*(see file # 8-85
for site plan)*

Gentlemen;

Presented with this letter please find our plot plan of the property located at 865 North Avenue, Grand Junction, for your approval regarding the landscaping of the subject property.

AS we have discussed for the conditional use of this property, I will complete approximately 1450 square feet of landscaping which will be approximately one half of the required amount, with a completion date of September 1, 1985.

The landscaping will consist of planter boxes along the South side of the building and along the West side of the building as shown on the plot layout. In addition a planter will be constructed from brick which will house the advertizing sign to be placed between the two curb cuts on the North Avenue side of the property. In addition the loading dock behind the building will be filled and utilizing trees, low level spreading green shrubs and wood chips in all areas of the planters and loading dock.

In addition I agree to perform the balance of approximately 1500 square feet of landscaping to consist of a buffer zone along Belford Avenue with the use of trees, green shrubs and wood chips to the satisfaction of your department with all planned landscaping to be completed by September 1, 1986. The one small curb cut will also be closed at this time.

Watering of the planters and the filled loading dock will be done with a hose from the building, the Belford buffer zone will probably be watered with a sprinkler system.

Thank you for your cooperation.

RECEIVED GRAND JUNCTION
PLANNING DEPARTMENT

JUN 11 1985

Sincerely,

Gerald D. Perkins
Gerald D. Perkins - President
Monument Recreation Centers, Inc.

1110 NORTH 6TH STREET
GRAND JUNCTION, COLORADO 81501