

FEE \$ <u>0 P/W/SPR</u>
TCP \$ <u>0</u>
DRAINAGE FEE \$ <u>NA</u>

BLDG PERMIT NO. <u>05772</u>
FILE # <u>SPR-1998-023</u>

PLANNING CLEARANCE

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS KIDZPLEX 609 25 Road (607 25 Rd.) TAX SCHEDULE NO. 2945-044-00-152

SUBDIVISION BENSLEY-BRISTOL SQ. FT. OF PROPOSED BLDG(S)/ADDITION 31,000 #

FILING - BLK - LOT Lot 3 SQ. FT. OF EXISTING BLDG(S) -

(1) OWNER Bensley Bristol LLC.
 (KidsPlex)
 (1) ADDRESS 2845 Chipeta Ave.

(1) TELEPHONE 245-3610

(2) APPLICANT SUN KING

(2) ADDRESS P.O. Box 3299

(2) TELEPHONE 970-245-9173

NO. OF DWELLING UNITS
 BEFORE: - AFTER: NA CONSTRUCTION

NO. OF BLDGS ON PARCEL
 BEFORE: - AFTER: 1 CONSTRUCTION

USE OF ALL EXISTING BLDGS Gymnastics Center

DESCRIPTION OF WORK & INTENDED USE: Metal Building / Flat Roof

✓ 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 PB Landscaping / Screening Required: YES NO

SETBACKS: Front 73.5' east from Property Line (PL) Parking Req'mt Per Plan
 or - from center of ROW, whichever is greater

Side 52.5' North from PL Rear 20.5' from PL
154' South West

Special Conditions: No C.O. unless all improvements complete or DIA/guarantee in place

Maximum Height _____ CENS.T. 9 T.ZONE 4 ANNEX # _____

Maximum 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 G.J. 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 Jody Mott Date 4/22/98

Department Approval Walter F. Ashworth Date 4/23/98

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 1524

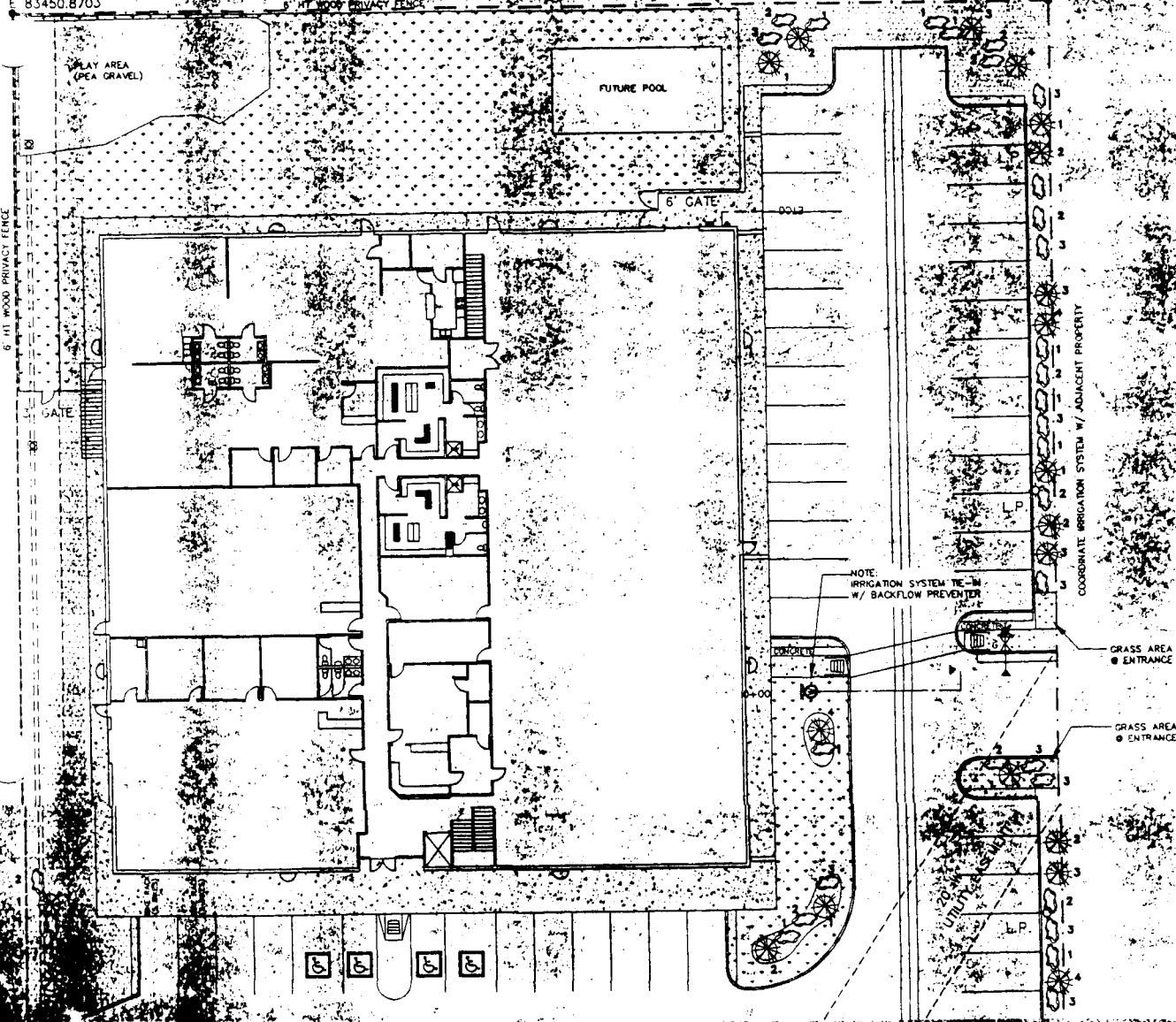
Utility Accounting Dodi Overholt Date 5-7-98

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

N 45399.7314
E 83450.8703

N 45400.5248
E 83694.8707



10' DRAINAGE EASEMENT

ACCEPTED *LKA 4/23/98*

ANY CHANGES
APPROVED BY THE
DEPT. OF THE
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

15' DRAINAGE EASEMENT

5' LANDSCAPED AREA

N 45043.1590
E 83450.8870

N 45043.9865
E 83694.8874

