

Planning \$ <u>Paid</u>	Drainage <u>12,315.00</u>
TCP \$ <u>Pl w/ Barmac</u>	School Impact \$ <u>N/A</u>

PERMIT NO.
FILE # <u>SPR-2001-187</u>

Sub. file -

PLANNING CLEARANCE

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

3021

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 2465 River Road
 SUBDIVISION Barmac
 FILING - BLK - LOT 1 & 2

TAX SCHEDULE NO. 2945-094-00-111
 SQ. FT. OF PROPOSED BLDG(S)/ADDITION 11,875
 SQ. FT. OF EXISTING BLDG(S) NA

OWNER Hangar One LLC
 ADDRESS 1551 W. Independent
 TELEPHONE 970 243-4642

NO. OF DWELLING UNITS: BEFORE 0 AFTER 0
 CONSTRUCTION
 NO. OF BLDGS ON PARCEL: BEFORE 0 AFTER 2
 CONSTRUCTION
 USE OF ALL EXISTING BLDGS NA

APPLICANT Chris/Heather Burns
 ADDRESS 685 Moonridge Ct. G.J.
 TELEPHONE 970 241-0242

DESCRIPTION OF WORK & INTENDED USE:
Family Entertainment Center
Facility with parking lot.

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

270-3614

* COMPARABLE TO ROUCE DEBY @ 3500' will REVIEW IN 14E11

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE I-1
 SETBACKS: FRONT: 22' from Property Line (PL) or
 from center of ROW, whichever is greater
 SIDE: East 10' from PL REAR: 35' from PL
West side 25'
 MAXIMUM HEIGHT rock height - 30'
hatting case 45'
 MAXIMUM COVERAGE OF LOT BY STRUCTURES per plan

LANDSCAPING/SCREENING REQUIRED: YES X NO
 PARKING REQUIREMENT: 156 agreed on by Staff
& applicant 10/11/01
 SPECIAL CONDITIONS: Site plans - latest rev'd dated 10/3/01
 CENSUS TRACT 9 TRAFFIC ZONE 11 ANNEX

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 Chris Burns

Date 9-4-01

Department Approval Ponnie Edwards, Associate Planner

Date 4-19-07 extension
5/19/03

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>10083</u>
Utility Accounting	<u>Ch Marshall Cole</u>		Date <u>5/17/03</u>

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

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