

Planning \$ <u>N/A</u>	Drain: \$ <u>N/A</u>
TCP \$ <del>1,500</del> <sup>60</sup>	School Impact \$ <u>N/A</u>

LDG PERMIT NO.
FILE # <u>LUP-2004-273</u>

3,200.00

## PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)

### Grand Junction Community Development Department

THIS SECTION TO BE COMPLETED BY APPLICANT

14382-9038

BUILDING ADDRESS 2460 F Road - SUITE 3

TAX SCHEDULE NO. 2945-044-00-060

SUBDIVISION UNPLATTED

SQ. FT. OF EXISTING BLDG(S) 42,000

FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT \_\_\_\_\_

SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 6,000

OWNER Norrice & Robert Derner

**MULTI-FAMILY:**  
NO. OF DWELLING UNITS: BEFORE \_\_\_\_\_ AFTER \_\_\_\_\_  
CONSTRUCTION

ADDRESS 2460 F Road

NO. OF BLDGS ON PARCEL: BEFORE \_\_\_\_\_ AFTER \_\_\_\_\_  
CONSTRUCTION

CITY/STATE/ZIP Grand Junction, CO 81505

USE OF ALL EXISTING BLDG(S) COMMERCIAL/RETAIL/ OFFICE

APPLICANT John & Jeanette Hynes

DESCRIPTION OF WORK & INTENDED USE: \_\_\_\_\_

ADDRESS 2270 G 3/4 Road

Billiards Pool Hall / Tavern

CITY/STATE/ZIP Grand Junction, CO 81505

TELEPHONE 970-242-5308

**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>C-1</u>	LANDSCAPING/SCREENING REQUIRED: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
SETBACKS: FRONT: <u>15'</u> from Property Line (PL) or _____ from center of ROW, whichever is greater SIDE: <u>0'</u> from PL REAR: <u>10'</u> from PL	PARKING REQUIREMENT: <u>1 PER 2 PERSONS (BAR/RESTAURANT)</u>
MAX. HEIGHT <u>40'</u>	SPECIAL CONDITIONS: <u>PER APPROVED PLANNING COMMISSION CONDITIONS AS STATED IN CITY APPROVAL LETTER DATED 2-11-05</u>
MAX. COVERAGE OF LOT BY STRUCTURES <u>N/A</u>	

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 11/15/04

Department Approval [Signature]

Date 2/11/05

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>17909</u>
Utility Accounting	<u>EXISTING 3,325 - CALCULATED BLDG OF SEWERABLE 25000 ADJUSTED</u>		Date <u>2/14/05</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)