Planning	s N/A	Drain \$	N/A	
TCP \$	X/A	School Impact \$	NIA	



LDG PERMIT NO.			
FILE#	SPR-2004-268		

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 2515 RIVER RD	TAX SCHEDULE NO. 2945-103-28-007, 008			
SUBDIVISION REDCO INDUSTRIAL PARK-REPLAT	SQ. FT. OF EXISTING BLDG(S)			
FILING BLK LOT	SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 36,700			
OWNER ICE SKATING, INC.	MULTI-FAMILY: NO. OF DWELLING UNITS: BEFORE ϕ AFTER ϕ CONSTRUCTION			
ADDRESS P.O. BOX 3654 CITY/STATE/ZIP GRAND JUT, CO 91502	NO. OF BLDGS ON PARCEL: BEFORE $ arraycolored$ AFTER $ arraycolored$ AFTER $ arraycolored$			
APPLICANTOWNER	USE OF ALL EXISTING BLDG(S) ICE RINK			
ADDRESS	DESCRIPTION OF WORK & INTENDED USE:			
CITY/STATE/ZIP	INDOUR ICE SKATING RINK			
TELEPHONE 242-7007 Submittal requirements are outlined in the SSID (Submittal	Standards for Improvements and Development) document.			
THIS SECTION TO BE COMPLETED BY COMM	IUNITY DEVELOPMENT DEPARTMENT STAFF			
ZONE CSR	LANDSCAPING/SCREENING REQUIRED: YES X NO			
SETBACKS: FRONT: from Property Line (PL) or from center of ROW, whichever is greater SIDE: from PL REAR: from PL	PARKING REQUIREMENT: PHASE 1: 71 SPACES SPECIAL CONDITIONS: PHASE 2: 214 SPACES			
MAX. HEIGHT65'	PER APPROVED SITE AND LANDSCAPENG			
MAX. COVERAGE OF LOT BY STRUCTURES	PLANT.			
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 s One stamped set must be available on the job site at all times.	tamped by City Engineering pror to issuing the Planning Clearance.			
I hereby acknowledge that I have read this application and the inform laws, regulations, or restrictions which apply to the project. I understabut not necessarily be limited to non-use of the building(s).				
Applicant's Signature	Date 11/5/04			
Department Approval Scott D. Vitun	Date 3/10/05			
Additional water and/or sewer tap fee(s) are required: YES	NO W/O No. 17963			
Utility Accounting (BCuVCcy	Date 3/14/05			

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)