

Planning \$ Pd	Drainage N/A
TCP \$ Pd	School Impact \$ N/A

DG PERMIT NO.
FILE # MSP 2005 266

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 2465 River Road
 SUBDIVISION Barmac
 FILING _____ BLK _____ LOT 1+2
 OWNER Burns FEC, LLC
 ADDRESS 2465 River Road
 CITY/STATE/ZIP Grand Junction CO 81505

TAX SCHEDULE NO. 2945-094-19-001
2945-094-19-002
 SQ. FT. OF EXISTING BLDG(S) 9600
 SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 4025
 MULTI-FAMILY:
 NO. OF DWELLING UNITS: BEFORE _____ AFTER _____
 CONSTRUCTION
 NO. OF BLDGS ON PARCEL: BEFORE _____ AFTER _____
 CONSTRUCTION

APPLICANT Hunter Construction and Development
 ADDRESS PO Box 550123
 CITY/STATE/ZIP Grand Junction CO 81505
 TELEPHONE 970.241.5059

USE OF ALL EXISTING BLDG(S) Arcade/entertainment
 DESCRIPTION OF WORK & INTENDED USE:
Commercial building addition,
later Tag Arena

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>I-2</u> SETBACKS: FRONT: <u>22'</u> per site plan from Property Line (PL) or from center of ROW, whichever is greater SIDE: <u>10'</u> from PL REAR: <u>35'</u> from PL MAX. HEIGHT <u>15' w/ 25'</u> MAX. COVERAGE OF LOT BY STRUCTURES _____	LANDSCAPING/SCREENING REQUIRED: YES <u>done</u> PARKING REQUIREMENT: <u>no change</u> SPECIAL CONDITIONS: <u>all improvements done w/ Phase 1</u>
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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]
 Department Approval Ronnie Edwards APA

Date 11/21/05
 Date 12/29/05

Additional water and/or sewer tap fee(s) are required:	YES <u>X</u>	NO	W/O No. <u>18733</u>
Utility Accounting <u>T. Bewsley</u>	Date <u>1/4/06</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)