

FEE \$ # 210-94

BLDG PERMIT NO. 53812

PLANNING CLEARANCE

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

Grand Junction Community Development Department

LPC
Jep

T.P. # 100

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 417 Monument Road TAX SCHEDULE NO. 2945-153-00-087

SUBDIVISION _____ SQ. FT. OF PROPOSED BLDG(S)/ADDITION _____

FILING _____ BLK _____ LOT 6 SQ. FT. OF EXISTING BLDG(S) 11,758

(1) OWNER Mr. T.M. Sirkin NO. OF DWELLING UNITS
BEFORE: _____ AFTER: _____ CONSTRUCTION

(1) ADDRESS 10314 Norris Ave. Suite K
Pacifica, CA 91311-2222 NO. OF BLDGS ON PARCEL
(1) TELEPHONE (818) 899-8963 BEFORE: 1 AFTER: 1 CONSTRUCTION

(2) APPLICANT Mr. John R. Laffey USE OF ALL EXISTING BLDGS Theater

(2) ADDRESS 2575 Young Ct. Grand Jet. DESCRIPTION OF WORK & INTENDED USE: new floor,

(2) TELEPHONE (303) 256-0018 1/3 remaining theater, 2/3 fitness center
UNOCCUPIED USE
APPROX

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 C-1 Landscaping / Screening Required: YES _____ NO X

SETBACKS: NO CHANGE IN BLDG. FOOTPRINT
Front _____ from Property Line (PL) or Parking Req'mt _____
_____ from center of ROW, whichever is greater

Side 0' from PL Rear 0' from PL Special Conditions: _____

Maximum Height 40' CENSUS TRACT _____ TRAFFIC ZONE _____

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 [Signature] Date 12/1/94

Department Approval Bill Nebel Date 10-6-95

Additional water and/or sewer tap fee(s) are required: YES _____ NO X W/O No. N/A - EQU 6.6

Utility Accounting Millie Fowler Date 10-6-95 Current covers usage

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

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