

FEE \$ <u>Pd w/ PDR</u>
TCP \$ <u>2700.72</u>
DRAINAGE FEE \$ <u>N/A</u>

58210

BLDG PERMIT NO. 2943
FILE # <u>PDR-96-173</u>

PLANNING CLEARANCE

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

✓ GCP

3003-0790-049 Grand Junction Community Development Department

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2892 North Ave TAX SCHEDULE NO. 2943-074-00-048

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

FILING _____ BLK _____ LOT _____ SQ. FT. OF EXISTING BLDG(S) _____

(1) OWNER EMERY CANTRELL NO. OF DWELLING UNITS
BEFORE: NA AFTER: _____ CONSTRUCTION

(1) ADDRESS PO BOX 1292

(1) TELEPHONE (706) 226-5616 NO. OF BLDGS ON PARCEL
BEFORE: _____ AFTER: _____ CONSTRUCTION

(2) APPLICANT JAMIE RICHARDSON PLAYERS PLACE USE OF ALL EXISTING BLDGS _____

(2) ADDRESS 1010 ORCHARD DESCRIPTION OF WORK & INTENDED USE: _____

(2) TELEPHONE 241-5993 Connect & Remodel exist bldgs

✓ 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 PC Landscaping / Screening Required: YES NO _____

SETBACKS: Front _____ from Property Line (PL) Parking Req'mt Per plan - Phase 1
or _____ from center of ROW, whichever is greater
Side _____ from PL Rear _____ from PL

Special Conditions: - total seating for 200 persons - add'l seating requires more parking

Maximum Height _____ CENS.T. 6 T.ZONE 30 ANNEX # _____

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 Jamie Richardson Date 10/14/96

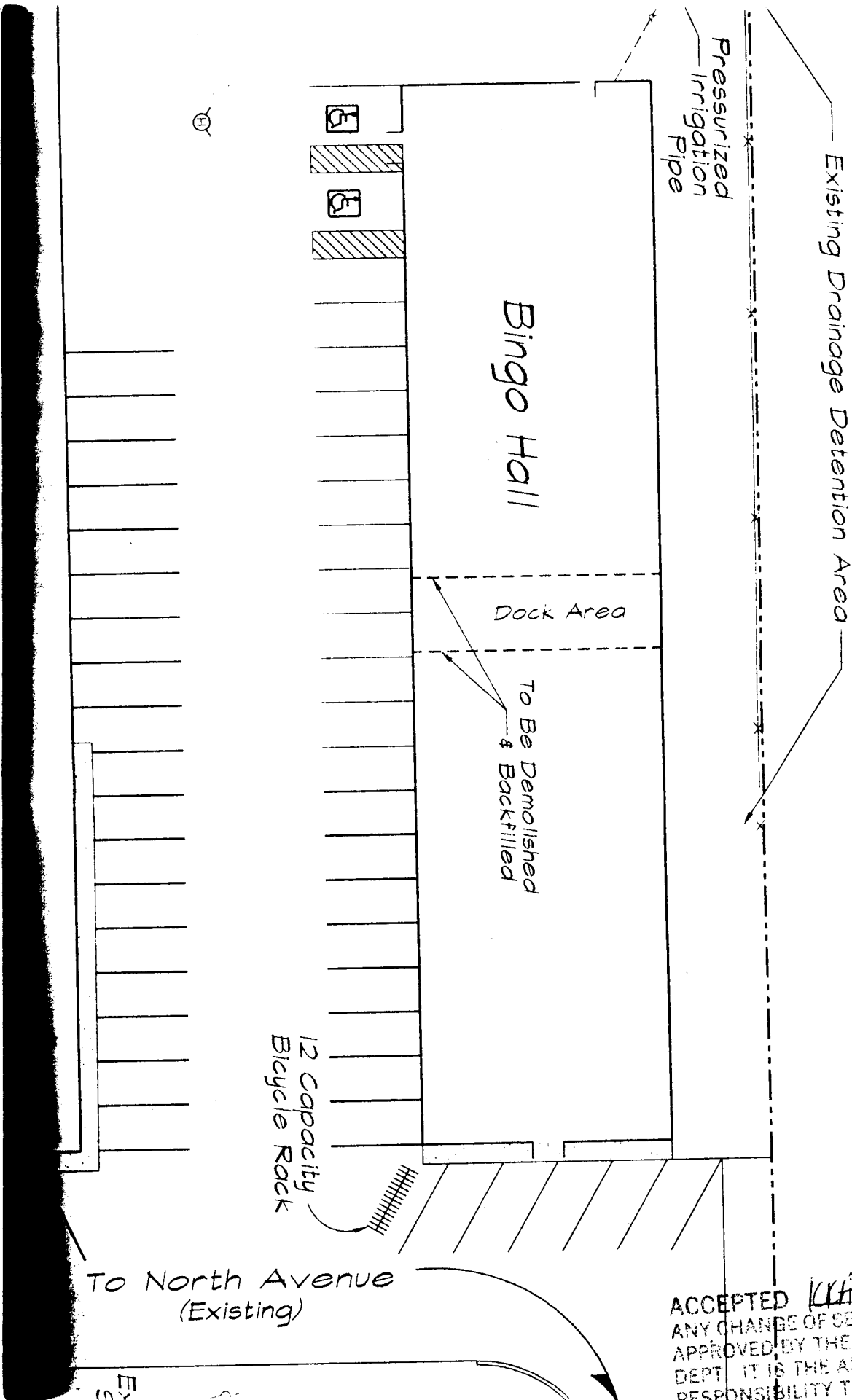
Department Approval Dustin L. Adkins Date 10/15/96

Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. EQU-2

Utility Accounting Millie Jowle Date 10-15-96 Covers use

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

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



ACCEPTED *KCF 10/13/96*
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.