

FEE \$ PD w/ SUP

BLDG PERMIT NO. ^{55933 Clubhsd.} 55934 Bubble

PLANNING CLEARANCE

NO TCP
NO Drainage

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

Grand Junction Community Development Department



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS ⁵³⁵ ~~550~~ 25 1/2 Rd. TAX SCHEDULE NO. 2945-103-32-004

SUBDIVISION Independence Center SQ. FT. OF PROPOSED BLDG(S)/ADDITION 26,072

FILING _____ BLK _____ LOT 3 SQ. FT. OF EXISTING BLDG(S) 0

(1) OWNER Grand Valley Racquet Club NO. OF DWELLING UNITS
BEFORE: _____ AFTER: _____ CONSTRUCTION

(1) ADDRESS 550 25 1/2 Rd. NO. OF BLDGS ON PARCEL
BEFORE: 0 AFTER: 1 CONSTRUCTION

(1) TELEPHONE 243-5339 USE OF ALL EXISTING BLDGS _____

(2) APPLICANT Robert Shuman DESCRIPTION OF WORK & INTENDED USE: Indoor

(2) ADDRESS 702 25 Rd. G.J. Tennis Club

(2) TELEPHONE 243-5339

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-2 Landscaping / Screening Required: YES X NO _____

SETBACKS: Front _____ from Property Line (PL) or Parking Req'mt Per Plan - in file
40' from center of ROW, whichever is greater

Side 0 from PL Rear 0 from PL Special Conditions: See file. SUP 96-37

Maximum Height 40 CENSUS TRACT 4 TRAFFIC ZONE 10

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 3/26/96

Department Approval [Signature] Date 3/26/96

Additional water and/or sewer tap fee(s) are required: YES X NO _____ W/O No. 9060 - Business

Utility Accounting Miller Fowler Date 3-26-96

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)