

Planning \$ <u>10.00</u>	Drainage \$ <u> </u>
TCP \$ <u> </u>	School Impact \$ <u> </u>

BLDG PERMIT NO. <u>63350</u>
FILE # <u>ANX-1996-220</u>

PLANNING CLEARANCE

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

Grand Junction Community Development Department

W

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2730 G Road GJCO TAX SCHEDULE NO. 2701-3103-00-115

SUBDIVISION _____ SQ. FT. OF PROPOSED BLDG(S)/ADDITION 240 sq ft

FILING _____ BLK _____ LOT _____ SQ. FT. OF EXISTING BLDG(S) 25000 sq ft

(1) OWNER Bookcliff Country Club NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 0 CONSTRUCTION

(1) ADDRESS 2730 G Road GJCO 8805

(1) TELEPHONE 243-3323 NO. OF BLDGS ON PARCEL
 BEFORE: 1 AFTER: 1 CONSTRUCTION

(2) APPLICANT Richard J Lawrence USE OF ALL EXISTING BLDGS Country Club

(2) ADDRESS 710 W. Mesa Ave DESCRIPTION OF WORK & INTENDED USE: Patio

(2) TELEPHONE 242-0204 Cover over existing slab
front entry

✓ 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 PR Landscaping / Screening Required: YES _____ NO X

SETBACKS: Front _____ from Property Line (PL) of _____
 _____ from center of ROW, whichever is greater

Side _____ from PL Rear _____ from PL

Maximum Height _____
 Maximum coverage of lot by structures _____

Special Conditions: Stay as long as meet setbacks - PR zoning allowed div. as existed at time of ~~annexation~~ annexation

Genus Tract 10 Traffic Zone 10 Annx # _____

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 Richard Lawrence Date 12-3-97

Department Approval Kathy Valdez Date 12-3-97

Additional water and/or sewer tap fee(s) are required: YES _____ NO _____ W/O No. 712 83225

Utility Accounting Richard Lawrence Date 12-3-97

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)