

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

BLDG PERMIT NO. <u>78677</u>
FILE # <u> </u>

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 BookCliff Country Club (Golf Course)
2730 G. RD.

TAX SCHEDULE NO. 2701-363-00-115

SUBDIVISION

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 40' H x 325' L Screen

FILING BLK LOT

SQ. FT. OF EXISTING BLDG(S)

OWNER BookCliff Country Club

NO. OF DWELLING UNITS: BEFORE AFTER
CONSTRUCTION

ADDRESS 2730 G. RD.

NO. OF BLDGS ON PARCEL: BEFORE AFTER
CONSTRUCTION

TELEPHONE 970-243-7400

USE OF ALL EXISTING BLDGS GOLF COURSE

APPLICANT Bill Jobe, Golf Course Supt.

DESCRIPTION OF WORK & INTENDED USE: INSTALL

ADDRESS 2730 G. RD.

40' H x 325' L Screen Barrier.

TELEPHONE 970-243-7400

SCREEN - NETTING POST-STEEL OR WOOD

✓ 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 CSR

LANDSCAPING/SCREENING REQUIRED: YES NO X

SETBACKS: FRONT: 15' from Property Line (PL) or
 from center of ROW, whichever is greater
SIDE: 5' from PL REAR: 10' from PL

PARKING REQUIREMENT:

MAXIMUM HEIGHT 40'

SPECIAL CONDITIONS: NOT TO EXCEED 40'

MAXIMUM COVERAGE OF LOT BY STRUCTURES N/A

high

CENSUS TRACT 10 TRAFFIC ZONE 11c ANNEX

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 Bill Jobe

Date 2/13/01

Department Approval Misha Wagon

Date 2/13/01

Additional water and/or sewer tap fees are required:	YES	NO <u>X</u>	W/O No. <u> </u>
	Utility Accounting <u>Debi Overholt</u>		Date <u>2/13/01</u>

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

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

TO: COMMUNITY DEVELOPMENT

FROM: BOOKCUFF COUNTRY PHONE # 243-7400
2730 G. RD.
GRAND JUNCTION, CO. 81506

CONTACT PERSON: BILL JOBE CECS

REQUEST. TO INSTALL 40'H X 325'L. SCREEN AT BACK OF
DRIVING RANGE AREA.

Club House

DRIVING RANGE
P.A.M.P.

Nisha Aragon 2/13/01

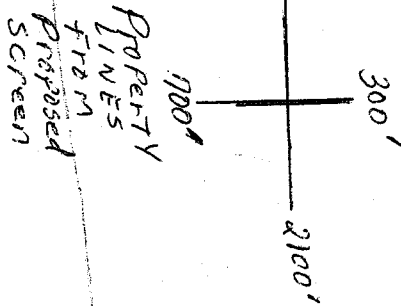
ACCEPTED
ANGELO RETRACKS ME
APPLICANT'S RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

SCREEN
40' H
335' L

DRIVING RANGE

Book Cliff Country Club

18



10

GREEN

17 Tee

16 Tee

15 Tee

13 Tee

14 Tee