

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

BLDG PERMIT NO. <u>79981</u>
FILE # <u>FP-2000-219</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 2325 West Ridges Blvd TAX SCHEDULE NO. 294520100 071074075076
 SUBDIVISION REDLUMPS MESA SQ. FT. OF PROPOSED BLDG(S)/ADDITION 16,825
 FILING 1 BLK GOLF LOT 12-17 SQ. FT OF EXISTING BLDG(S) 800
 OWNER REDJUNCTION LLC NO. OF DWELLING UNITS: BEFORE 2 AFTER 2
 ADDRESS 26 W. Dry Creek Circle NO. OF BLDGS ON PARCEL: BEFORE TB AFTER
 TELEPHONE 303-794-9450 USE OF ALL EXISTING BLDGS
 APPLICANT Samuel DESCRIPTION OF WORK & INTENDED USE: temp. clubhouse, restrooms and offices
 ADDRESS
 TELEPHONE
 ✓ 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 PD LANDSCAPING/SCREENING REQUIRED: YES NO *with permanent facility*
 SETBACKS: FRONT: from Property Line (PL) or from center of ROW, whichever is greater
 SIDE: from PL REAR: from PL
 MAXIMUM HEIGHT per plan SPECIAL CONDITIONS: Approval expires upon issuance of C.O. for permanent clubhouse
 MAXIMUM COVERAGE OF LOT BY STRUCTURES CENSUS TRACT 1401 TRAFFIC ZONE 96 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 Michael J. [Signature] Date 5/18/01
 Department Approval Kathleen M. [Signature] Date 5-18-01

Additional water and/or sewer tap fee(s) are required:	YES 	NO <u> </u>	W/O No. <u>W/O 13792</u>
Utility Accounting	<u>[Signature]</u>		Date <u>5/18/01</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)