

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

AC

BLDG PERMIT NO. <u>82471</u>
FILE # <u>FP-2000-219</u>

PLANNING CLEARANCE
(multifamily and non-residential remodels and change of use)
Grand Junction Community Development Department

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 2325 W. Ridges Blvd

TAX SCHEDULE NO. 294520100 071,074,075,076

SUBDIVISION Redlands Mesa

CURRENT FAIR MARKET VALUE OF STRUCTURE \$

FILING 1 BLK 14 LOT Golf

ESTIMATED REMODELING COST \$

OWNER Red Junction, LLC

NO. OF DWELLING UNITS: BEFORE 0 AFTER 0
CONSTRUCTION

ADDRESS 26 W. Dry Creek Cr., Suite 600
Littleton, Co. 80120

USE OF ALL EXISTING BLDGS

TELEPHONE 303.794.9450

DESCRIPTION OF WORK & INTENDED USE:

APPLICANT Navris Homes LLC

Tenant Finish for Commercial Kitchen

ADDRESS 5080 County Road 15A, Suite 100

for Clubhouse Restaurant

TELEPHONE 970.945.4400

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

SPECIAL CONDITIONS:

PARKING REQUIREMENT: approved w/ plan

LANDSCAPING/SCREENING REQUIRED: YES NO

CENSUS TRACT TRAFFIC ZONE 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.

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 that 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 Skelton

Date 11/15/01

Department Approval Kathleen Portner

Date 11-15-01 # 13192

Additional water and/or sewer tap fee(s) are required:	YES	NO <u> </u>	W/G No. <u>EDU Existing 35042</u>
Utility Accounting	<u>Kate Elsberry</u>		Date <u>11/15/01</u>

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

(White) Planning (Yellow) Customer (Blue) Building (Green) Engineering (Purple) Utility