

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

(P)

BLDG PERMIT NO. <u>87159</u>
FILE #

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 <u>379 1/2 High Desert Rd</u>	TAX SCHEDULE NO. <u>2945-202-45-007</u>
SUBDIVISION <u>Redlands Mesa</u>	CURRENT FAIR MARKET VALUE OF STRUCTURE \$ <u> </u>
FILING <u>1</u> ²⁰¹⁵ BLK <u>13</u> LOT <u> </u>	ESTIMATED REMODELING COST \$ <u> </u>
OWNER <u>Redlands</u>	NO. OF DWELLING UNITS: BEFORE <u>0</u> AFTER <u> </u>
ADDRESS <u>2299 W Ridges Blvd</u>	CONSTRUCTION
TELEPHONE <u> </u>	USE OF ALL EXISTING BLDGS <u>N/A</u>
APPLICANT <u>CLC</u>	DESCRIPTION OF WORK & INTENDED USE: <u> </u>
ADDRESS <u>Box 1533</u>	<u>#13 restroom - vault toilet</u>
TELEPHONE <u>234-2400</u>	<u>approved by city utilities - must be</u>
	<u>plumbed for eventual sewer hook in</u>

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 <u>PD</u>	SPECIAL CONDITIONS: <u>design must be</u>
PARKING REQUIREMENT: <u> </u>	<u>approved by Redlands ACC</u>
LANDSCAPING/SCREENING REQUIRED: YES <u> </u> NO <u> </u>	CENSUS TRACT <u> </u> TRAFFIC ZONE <u> </u> ANNEX <u> </u>

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 Robert Kelat Date 11-4-02

Department Approval Kathleen M Portner Date 11-4-02
See attached letter

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u> </u>
Utility Accounting <u>Debi Deppolt</u>			Date <u>11-4-02</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning and Development Code)

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



October 2, 2002

City of Grand Junction
Public Works Department
250 North 5th Street
Grand Junction CO 81501-2668
FAX: (970) 256-4022

Andy Nikkari
Redlands Mesa Golf Club
2325 West Ridges Blvd
Grand Junction, CO 81503
263-8566 / Fax: 254-9299

Subject: Waiver of sewer connection
Location: Redlands Mesa Golf Club

In accordance with 3.14 B of the Mesa County Individual Sewage Disposal Systems (I.S.D.S.) Regulations, this waiver of sewer connection is for two separate golf course bathrooms proposed on the 5th and 13th holes on the Redlands Mesa golf course.

Hole #5 Bathroom.

Vault toilets are proposed as sewer is presently not available within 400 feet of the proposed structure. As later phases develop, the vaults will be abandoned and a connection to sewer will be made within 90 days of sewer becoming available.

Hole #13 Bathroom.

Vault toilets are proposed even though sewer is near the proposed bathroom. This is primarily due to the lack of flow currently in the sewer. The small amount of flow anticipated from the structure would lead to odor and maintenance problems until areas upstream in the basin develop thereby generating enough flow to maintain cleaning velocities. Once upstream development occurs, the vaults will be abandoned and a connection to sewer must be made within 90 days of sewer becoming available.

Both bathrooms shall be plumbed for eventual connection to sewer and abandonment of the vaults. The Plant Investment Fee (PIF) rate structure in place at the time of connection will determine the amount of the PIF.

If you have any questions regarding the above, please call me at 244-1590.

Sincerely,

A handwritten signature in black ink, appearing to read "Trent Prall", is written over a horizontal line.

Trent Prall
City Utility Engineer

cc: Greg Trainor, Utility Manager

PROPOSED SIDE TRAIL
PROPOSED CONN TO COBBLESTON
RESIDENTIAL NEIGHBORHOOD

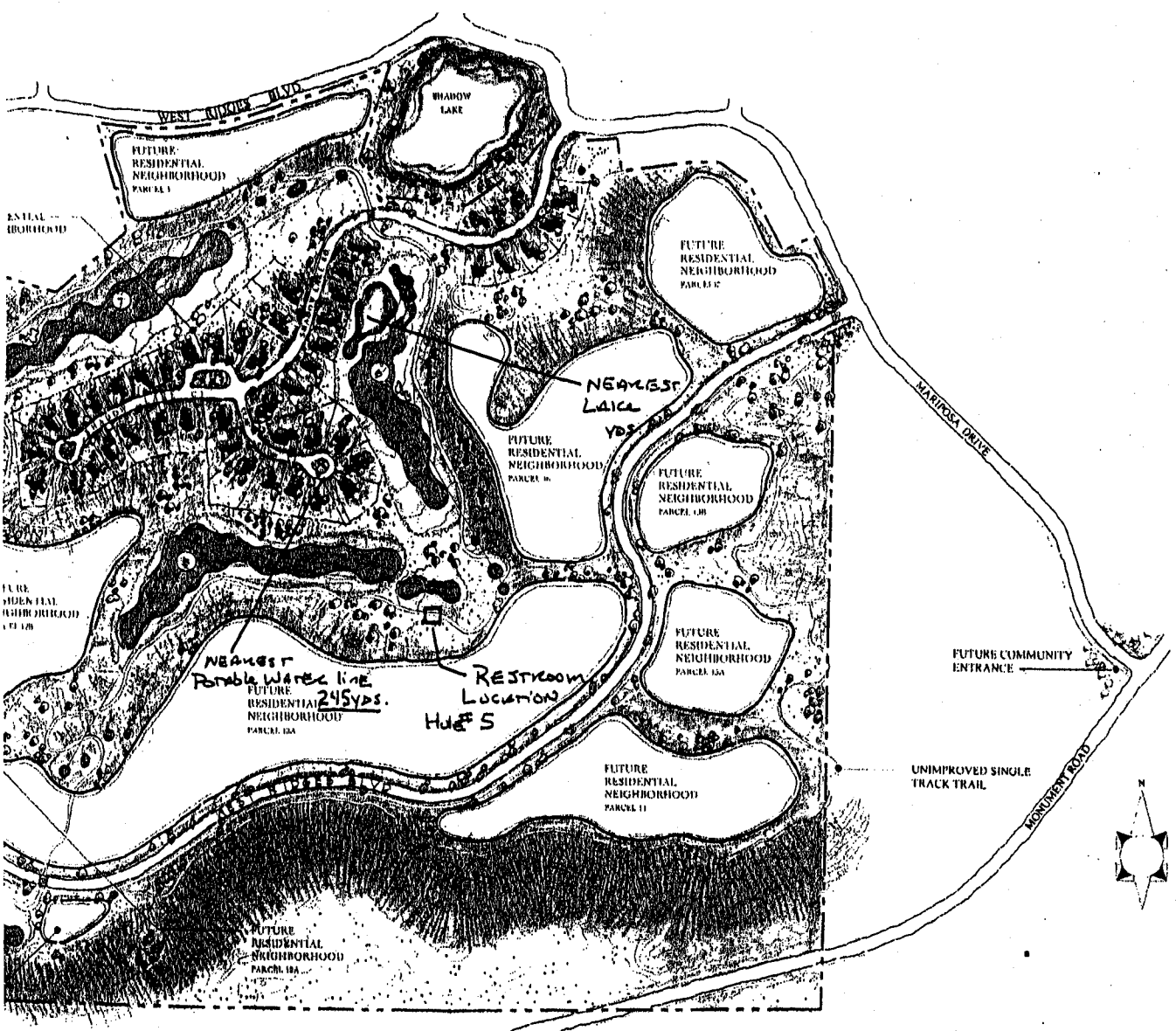
Trent -

Here is the map you requested. If you have any questions call me at 263-8566.

Thanks,
Andy

TO PROJECT ENTRANCE AT RIDGES BOULEVARD AND HIGHWAY 340 (BROADWAY) AND TO DOWNTOWN GRAND JUNCTION, REDLANDS MESA GOLF COURSE COMMUNITY IS ONLY 2.8 MILES FROM DOWNTOWN GRAND JUNCTION.

DISCLAIMER:
This illustration represents a conceptual presentation of the project development, and is subject to change pending future staged development, development reviews and approvals, and changing market conditions. Lot configurations and locations, golf course layout, views, and access are subject to change.



RELANDS MESA MASTER PLAN

 DOWNING
THORPE
JAMES

