

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

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BLDG PERMIT NO.
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

w/o 13792

BUILDING ADDRESS 2325 W. Ridges Blvd
 SUBDIVISION Redlands Mesa
 FILING 1 BLK 14 LOT _____

TAX SCHEDULE NO. 2945-203-01-046

CURRENT FAIR MARKET VALUE OF STRUCTURE \$ 1,453,810

ESTIMATED REMODELING COST \$ 300,000

OWNER Redlands Mesa, LLC

NO. OF DWELLING UNITS: BEFORE 0 AFTER 0
 CONSTRUCTION

ADDRESS 2325 W. Ridges Blvd.

USE OF ALL EXISTING BLDGS Clubhouse

TELEPHONE 970-255-7400

DESCRIPTION OF WORK & INTENDED USE: _____

APPLICANT Sun King Management Corp.

finish lower level into

ADDRESS P.O. Box 3299

dining & exercise

TELEPHONE 970-245-9173

area 30SE15 -

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: existing - see parking analysis

LANDSCAPING/SCREENING REQUIRED: YES existing 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 [Signature]

Date 11-9-04

Department Approval [Signature]

Date 11-9-04

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>N/A</u>
Utility Accounting	<u>EXISTING LOW'S SUFFICIENT 10.5 BASED ON AVG WTR CONS PER UTE</u>		Date <u>11/9/04</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)