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|-------------|-----|------------------|-----|
| Planning \$ | N/A | Drainage \$ | N/A |
| TCP \$ | N/A | School Impact \$ | N/A |

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| BLDG PERMIT NO. |
| FILE # <u>SPR-2005-131</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 2730 G ROAD
 SUBDIVISION UNPLATTED
 FILING _____ BLK _____ LOT _____

TAX SCHEDULE NO. 2701-363-00-115
 SQ. FT. OF EXISTING BLDG(S) N/A
 SQ. FT. OF PROPOSED BLDG(S)/ADDITONS N/A

OWNER BOOKCLIFF COUNTRY CLUB
 ADDRESS 2730 G ROAD
 CITY/STATE/ZIP GJ, CO 81505

MULTI-FAMILY:
 NO. OF DWELLING UNITS: BEFORE _____ AFTER _____
 CONSTRUCTION
 NO. OF BLDGS ON PARCEL: BEFORE _____ AFTER _____
 CONSTRUCTION

APPLICANT Shaw Construction
 ADDRESS 760 Horizon Dr.
 CITY/STATE/ZIP GJ, CO 81506
 TELEPHONE 970-242-9236

USE OF ALL EXISTING BLDG(S) _____
 DESCRIPTION OF WORK & INTENDED USE: 2,160 sq ft AND 480 sq ft PLUS SMALL MODULAR REFRIGERATION UNIT (MODULAR UNITS - 3 TOTAL) DECK EXCLUDED

Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF SEE ATTACHED SITE PLAN.

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| ZONE <u>CSR</u> SETBACKS: FRONT: <u>15'</u> from Property Line (PL) or _____ from center of ROW, whichever is greater SIDE: <u>5'</u> from PL REAR: <u>10'</u> from PL MAX. HEIGHT <u>40'</u> MAX. COVERAGE OF LOT BY STRUCTURES <u>N/A</u> | LANDSCAPING/SCREENING REQUIRED: YES _____ NO <input checked="" type="checkbox"/> PARKING REQUIREMENT: <u>N/A</u> SPECIAL CONDITIONS: <u>INSTALLING 3 MODULAR UNITS TO BE UTILIZED DURING CONSTRUCTION OF NEW CLUB FACILITIES. MODULAR UNITS MUST BE REMOVED AT TIME OF CERTIFICATE OF OCCUPANCY OF NEW CLUBHOUSE.</u> <small>(By BOOKCLIFF CC)</small> |
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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 Wally Sheato Date 8-12-05
 Department Approval Jan D. Peterson Date 8-12-05

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|--|---------------------|--|---------------|
| Additional water and/or sewer tap fee(s) are required: | YES | NO <input checked="" type="checkbox"/> | W/O No. _____ |
| Utility Accounting <u>Overholt</u> | Date <u>8/12/05</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)