

Planning \$	5.00
TCP \$	0
Drainage \$	0
SIF\$	0

# PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

Community Development Department

BLDG PERMIT NO. \_\_\_\_\_

FILE # \_\_\_\_\_

Building Address 2730 G Road  
 Parcel No. 2701-363-00-115  
 Subdivision Fairway Park Sub  
 Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_

Multifamily Only:  
 No. of Existing Units \_\_\_\_\_ No. Proposed \_\_\_\_\_  
 Sq. Ft. of Existing \_\_\_\_\_ Sq. Ft. Proposed \_\_\_\_\_  
 Sq. Ft. of Lot / Parcel 25,000  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) \_\_\_\_\_

**OWNER INFORMATION:**

Name Bookcliff Country Club  
 Address 2730 G Road  
 City / State / Zip 65 CO 81506

**DESCRIPTION OF WORK & INTENDED USE:**

Remodel  Addition  
 Change of Use (\*Specify uses below)  
 Other: New Bldg

**APPLICANT INFORMATION:**

Name Shaw Construction  
 Address 760 Horizon Dr  
 City / State / Zip 65 CO 81501  
 Telephone 970-242-9236

\* FOR CHANGE OF USE:  
 \*Existing Use: Country Club  
 \*Proposed Use: country club  
 Estimated Remodeling Cost \$ Demo ONLY  
 Current Fair Market Value of Structure \$ \_\_\_\_\_

**REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, driveway location & width & all easements & rights-of-way which abut the parcel.**

**THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF**

ZONE CSR Maximum coverage of lot by structures \_\_\_\_\_  
 SETBACKS: Front \_\_\_\_\_ from property line (PL) Landscaping/Screening Required: YES \_\_\_\_\_ NO \_\_\_\_\_  
 Side \_\_\_\_\_ from PL Rear \_\_\_\_\_ from PL Parking Requirement \_\_\_\_\_  
 Maximum Height of Structure(s) \_\_\_\_\_ Special Conditions: demo only  
 Voting District \_\_\_\_\_ Ingress / Egress Location Approval \_\_\_\_\_  
 (Engineer's Initials)

Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (Section 305, Uniform Building 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 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 Signature Wally Sheath Date 9-15-05  
 Department Approval Gayle Henderson Date 9-15-05

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting <u>[Signature]</u>	Date <u>9/15/05</u>		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)  
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

**From:** Scott Williams  
**To:** Bob Lee; Bret Guillory; Faye Hall; Wendy Spurr  
**Date:** 9/2/2005 12:00:06 PM  
**Subject:** RE: Bookcliff Country Club

9/02/05

Based on information submitted to this office, the Bookcliff Country Club's new facility, to be located at 2730 G Road, will be required to install a two-compartment grease interceptor having a minimum capacity of 1000 gallons.

Should you have questions or comments, please contact Mike Shea or myself at (970) 256-4180.