

Planning \$ <u>N/A</u>	Drainage <u>N/A</u>
TCP \$ <u>N/A</u>	School Impact \$ <u>N/A</u>

OG 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 N.A.  
 FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT \_\_\_\_\_  
 OWNER BOOKCLIFF COUNTRY CLUB  
 ADDRESS 2730 G ROAD  
 CITY/STATE/ZIP GRAND JUNCTION, CO 81506

TAX SCHEDULE NO. 2701-363-00-115  
 SQ. FT. OF EXISTING BLDG(S) 0 - AFTER DEMO.  
 SNACK BAR: 870   
 SQ. FT. OF PROPOSED BLDG(S)/ADDITONS ~~24,620~~  
 CLUBHOUSE: 25,385  26,255   
 MULTI-FAMILY:  
 NO. OF DWELLING UNITS: BEFORE \_\_\_\_\_ AFTER \_\_\_\_\_  
 CONSTRUCTION  
 NO. OF BLDGS ON PARCEL: BEFORE \_\_\_\_\_ AFTER \_\_\_\_\_  
 CONSTRUCTION

APPLICANT BLITHE DESIGN + CO.  
 ADDRESS 618 ROOD AVE  
 CITY/STATE/ZIP GRAND JUNCTION, CO 81501  
 TELEPHONE 970-242-1058

USE OF ALL EXISTING BLDG(S) CLUBHOUSE  
 DESCRIPTION OF WORK & INTENDED USE: DEMO EXISTING CLUBHOUSE, BUILD NEW CLUBHOUSE AND SNACK BUILDING

*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>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 <input checked="" type="checkbox"/> NO _____ PARKING REQUIREMENT: <u>194 REQ. / 194 PROVIDED</u> SPECIAL CONDITIONS: <u>PER APPROVED</u> <u>SITE AND LANDSCAPING PLANS.</u> <u>VARIANCE TO NOT PROVIDE A 14' WIDE</u> <u>LANDSCAPING STRIP ADJACENT TO G ROAD</u> <u>WAS APPROVED BY THE PLANNING COM. ON 5/16/05</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.

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 Justin Lee Date 5/16/2005  
 Department Approval Scott D. Peterson Date 11/4/05

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. _____
Utility Accounting <u>See quote</u>			Date <u>11/7/05</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)