

Planning \$ <u>5.00</u>	Drainage \$
TCP \$	School Impact \$ <u>N/A</u>

BLDG PERMIT NO.
FILE # <u>SPR-2005-131</u>

13797-8619 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. 2701-360-00-115
 SQ. FT. OF EXISTING BLDG(S) 192 sq ft
 SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 192 sq ft.

OWNER BOOKCLIFF COUNTRY CLUB
 ADDRESS 2730 G ROAD
 CITY/STATE/ZIP G.J. CO 81506

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

APPLICANT BOOKCLIFF COUNTRY CLUB
 ADDRESS 2730 G ROAD
 CITY/STATE/ZIP G.J. CO. 81506
 TELEPHONE 970-243-3323

USE OF ALL EXISTING BLDG(S) _____

DESCRIPTION OF WORK & INTENDED USE:
1 8x24' modular restroom (modular)

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

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

*Hook to up sewer while perm
 one to being remodeled*

ZONE CSR
 SETBACKS: FRONT: 15' from Property Line (PL) or
 from center of ROW, whichever is greater
 SIDE: 5' from PL REAR: 10' from PL
 MAX. HEIGHT 40'
 MAX. COVERAGE OF LOT BY STRUCTURES N/A

LANDSCAPING/SCREENING REQUIRED: YES _____ NO X
 PARKING REQUIREMENT: N/A
 SPECIAL CONDITIONS: MODULAR UNIT
 MUST BE REMOVED AT TIME OF
 COGT. OF OCCUPANCY OFF NEW CLUBHOUSE.

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).

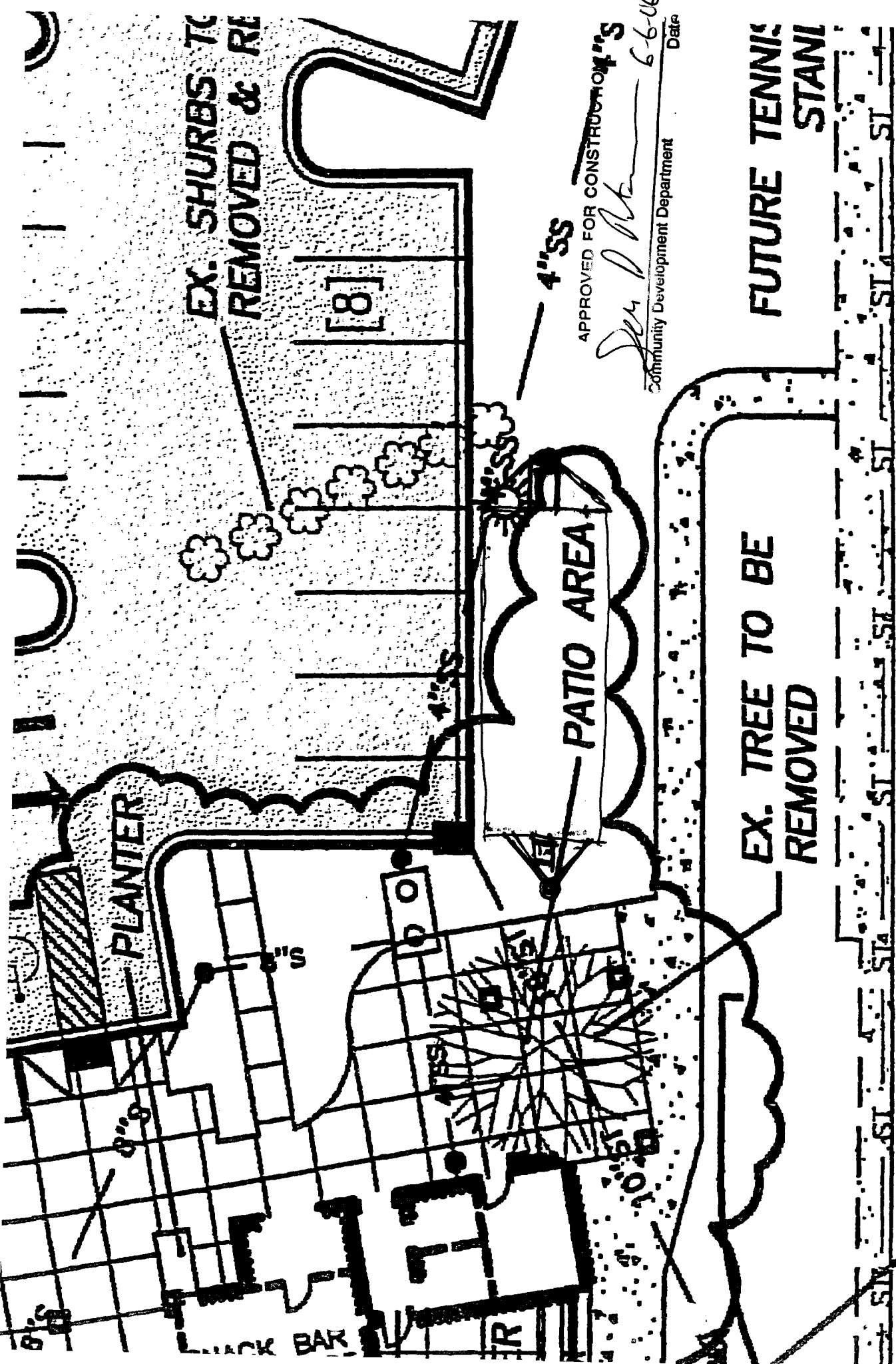
Applicant's Signature _____
 Department Approval [Signature]

Date _____
 Date 6-6-06

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No. <u>13797-8619</u>
Utility Accounting <u>Chambers & Co</u>			Date <u>6-6-06</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)



EX. SHURES TO
REMOVED & RE

[8]

4"SS

APPROVED FOR CONSTRUCTION
John D. [Signature] 6-6-06
 Date
 Community Development Department

PATIO AREA

EX. TREE TO BE
REMOVED

FUTURE TENNIS
STANI

PROPOSED REINFORCED
RETAINING WALL

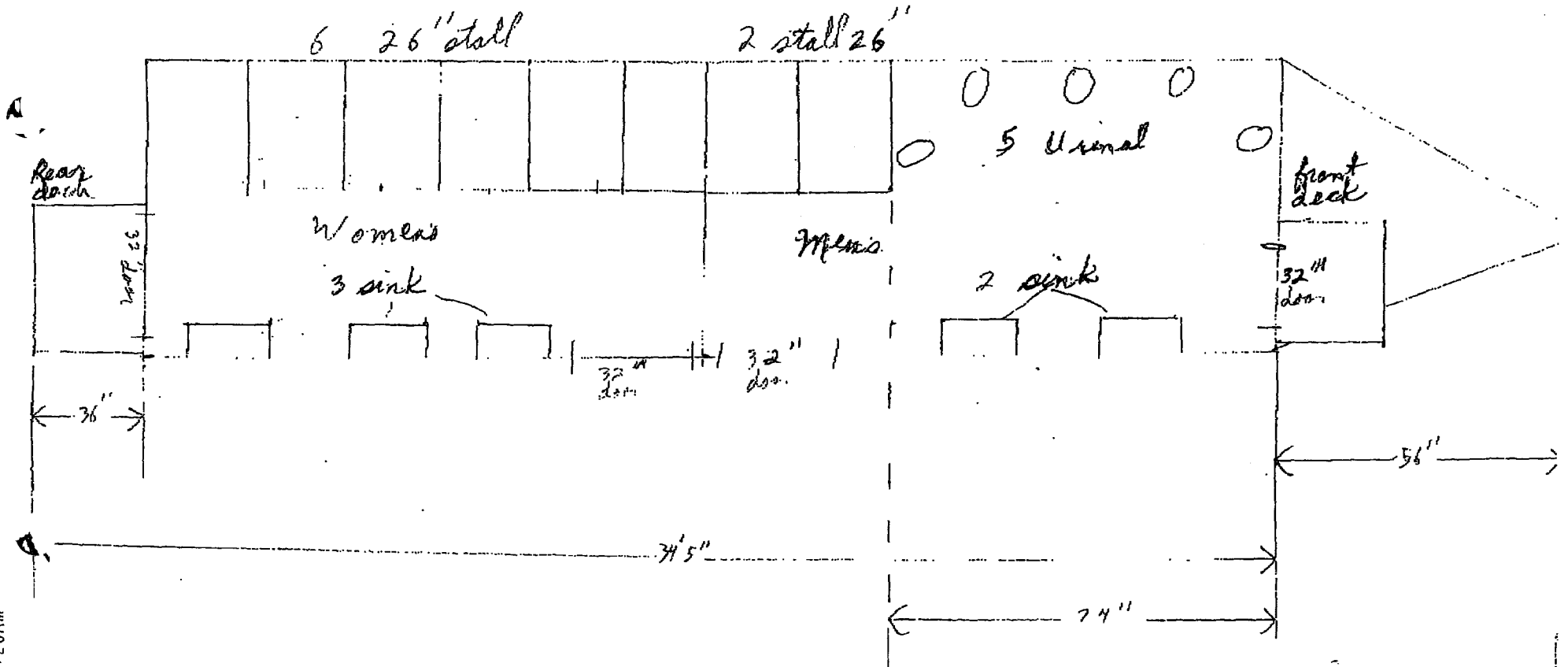
EXISTING CONCRETE WALK
TO REMAIN

UNITED SITE SERVICES
PO BOX 219
COMMERCE CITY, CO 80037
888. 232-0001

Chrympe
24'

APPROVED FOR CONSTRUCTION
Jeff P. Pater
Community Development Department

6-6-06
Date



- Additional info is available
by contacting Rochelle @ 888 232-0001