

Planning \$	Drainage \$
TCP \$ -0-	School Impact \$ -0-

BLDG PERMIT NO.
FILE # <u>SPR 2006-341</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 2694 LOOKOUT LN. TAX SCHEDULE NO. 2945-351-45-000
 SUBDIVISION Spyglass Ridge SQ. FT. OF EXISTING BLDG(S) 0
 FILING 2 BLK TRACT I SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 2,240 sq. ft.
 (1,365 Ac.)
 OWNER SPYGLASS RIDGE HOMEOWNER'S ASSOCIATION, INC. MULTI-FAMILY:
 NO. OF DWELLING UNITS: BEFORE NA AFTER 0
 ADDRESS 1280 UTE AVE #32 CONSTRUCTION
 CITY/STATE/ZIP ASPEN, CO 81611 NO. OF BLDGS ON PARCEL: BEFORE 0 AFTER 1
 CONSTRUCTION
 APPLICANT SGH COMPANY, LLC USE OF ALL EXISTING BLDG(S) NA
 ADDRESS 1280 UTE AVE #32 DESCRIPTION OF WORK & INTENDED USE: Construction
 CITY/STATE/ZIP ASPEN, CO 81611 of Community Center Bldg.
 TELEPHONE (970) 379-5882 AND RELATED AMENITIES
 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 RSF-2 LANDSCAPING/SCREENING REQUIRED: YES NO
 SETBACKS: FRONT: 25' from Property Line (PL) or from center of ROW, whichever is greater
 SIDE: 10' from PL REAR: 20' from PL PARKING REQUIREMENT: 4 SPACES PLUS ONE
 MAX. HEIGHT 20 FT. SPECIAL CONDITIONS: HANDICAP
 MAX. COVERAGE OF LOT BY STRUCTURES .047%

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 David G. Behrhorst Mgr Date 3/13/07
 Department Approval William Date 3/14/07

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>20037</u>
Utility Accounting <u>NA</u>			Date <u>3-14-07</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)