

TCP \$
Drainage \$
SIF \$
Inspection \$

Planning \$ <u>10.00</u>
Bldg Permit #
File #

PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

Public Works & Planning Department

Building Address 2730 G Road
 Parcel No. 2701-363-00-115
 Subdivision _____
 Filing _____ Block _____ Lot _____

Multifamily Only:
 No. of Existing Units _____ No. Proposed _____
 Sq. Ft. of Existing _____ Sq. Ft. Proposed _____
 Sq. Ft. of Lot / Parcel 87.75 acres
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) _____

OWNER INFORMATION:

Name Bookcliff Country Club
 Address 27030 G Road
 City / State / Zip Grand Junction, CO 8150

DESCRIPTION OF WORK & INTENDED USE:
 Remodel Change of Use (*Specify uses below)
 Addition Change of Business
 Other: CANOPY

APPLICANT INFORMATION:

Name JUSTIN STEIN / Blythe Group
 Address 608 Road Ave
 City / State / Zip Grand Junction, CO 81501
 Telephone 970-242-1058

* FOR CHANGE OF USE:
 *Existing Use: _____
 *Proposed Use: drive up canopy
 Estimated Remodeling Cost \$ 100,000
 Current Fair Market Value of Structure \$ 3,139,410

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 PLANNING STAFF

ZONE <u>CSR</u> SETBACKS: Front _____ from property line (PL) Side _____ from PL Rear _____ from PL Maximum Height of Structure(s) _____ Voting District _____	Maximum coverage of lot by structures _____ Landscaping/Screening Required: YES _____ NO _____ Parking Requirement _____ Floodplain Certificate Required: YES _____ NO _____ Special Conditions: <u>will replace 2 parking spots - see picture</u>
Ingress / Egress Location Approval _____ <small>(Engineer's Initials)</small>	<div style="font-size: 2em; font-weight: bold; text-align: right;">PAID</div> <div style="font-size: 1.5em; font-weight: bold; text-align: right;">JUL 17 2008</div> <div style="font-size: 1.5em; font-weight: bold; text-align: right;">TB</div>

Modifications to this Planning Clearance must be approved, in writing, by the Public Works & Planning 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.

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 [Signature] Date 7/17/08
 Planning Approval [Signature] Date 7/17/08

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>7/17/08</u>		

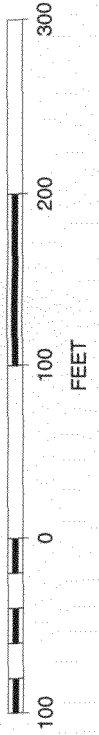
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.4 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

City of Grand Junction GIS Zoning Map ©

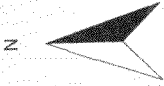


7/17/08 ACCEPTED
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DIVISION. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.
Thursday, July 17, 2008 3:42 PM

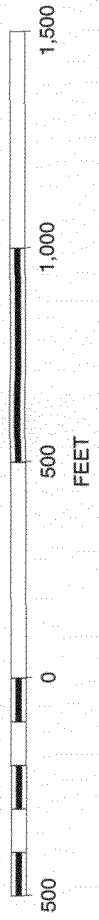
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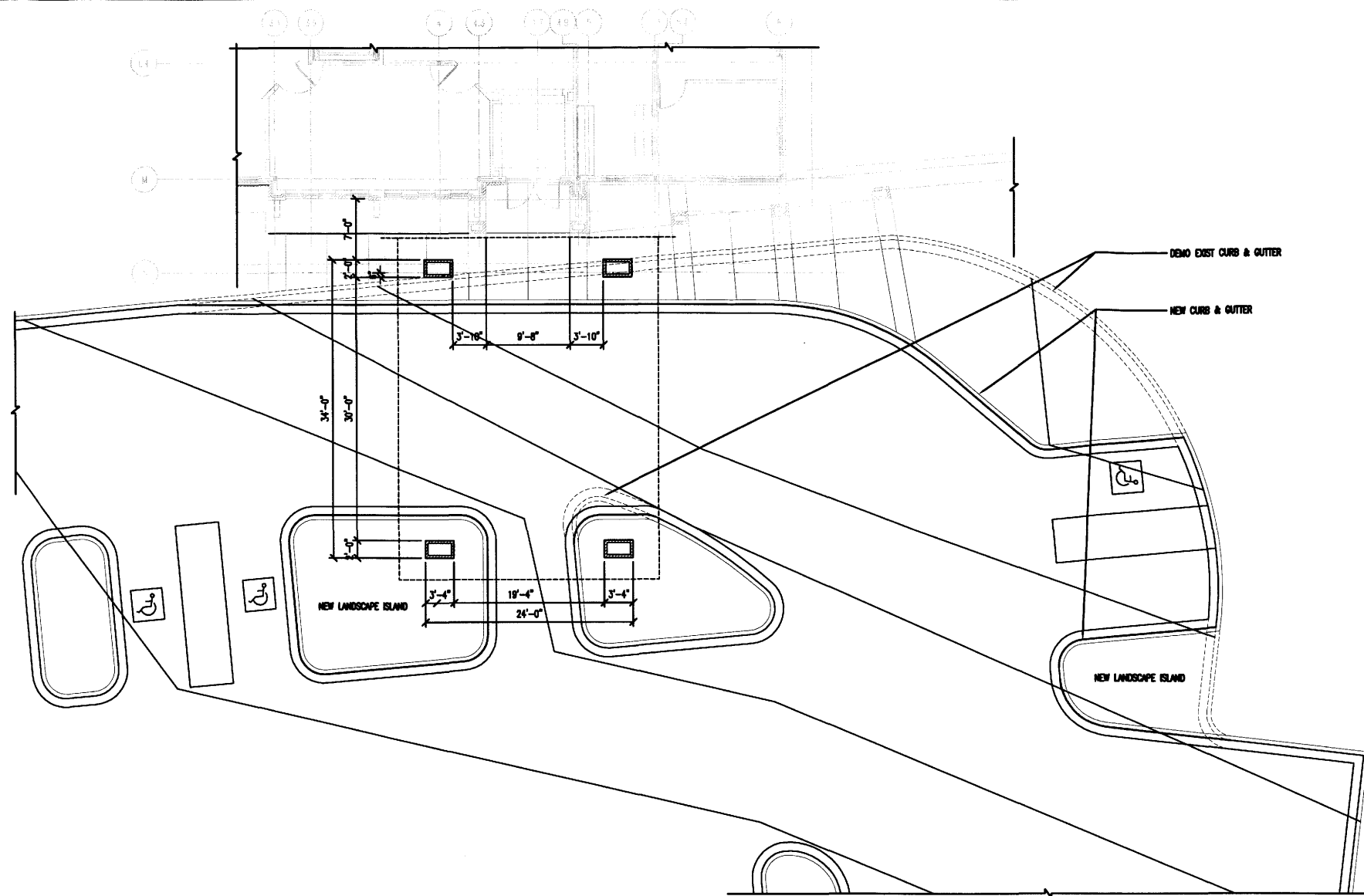


City of Grand Junction GIS Zoning Map ©

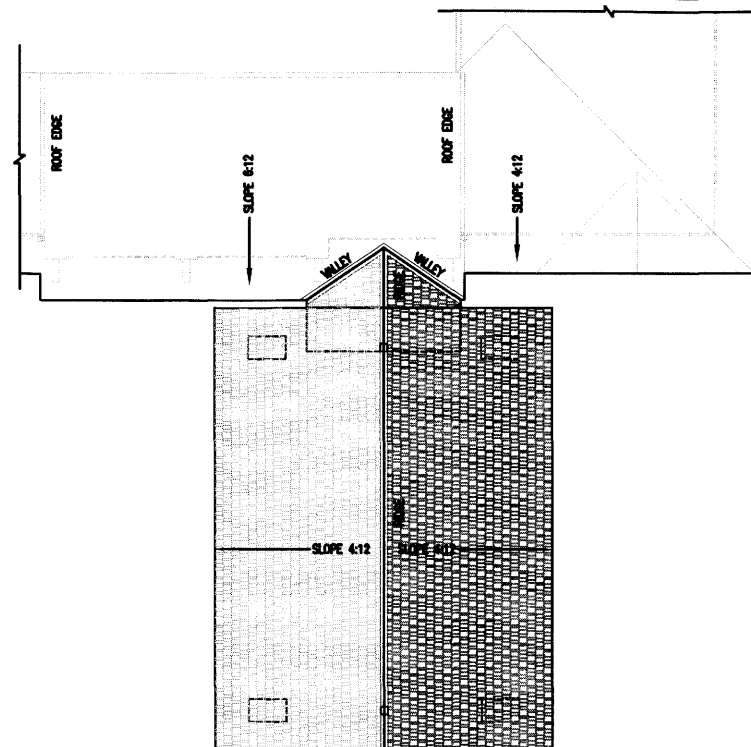


SCALE 1 : 5,242

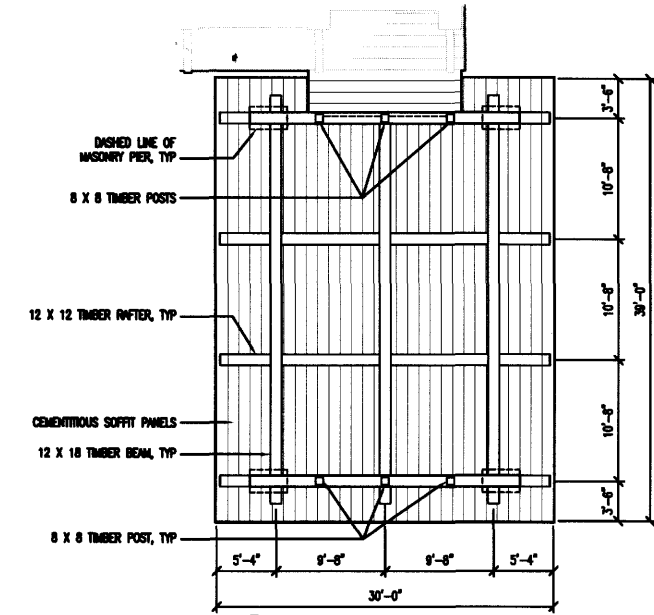




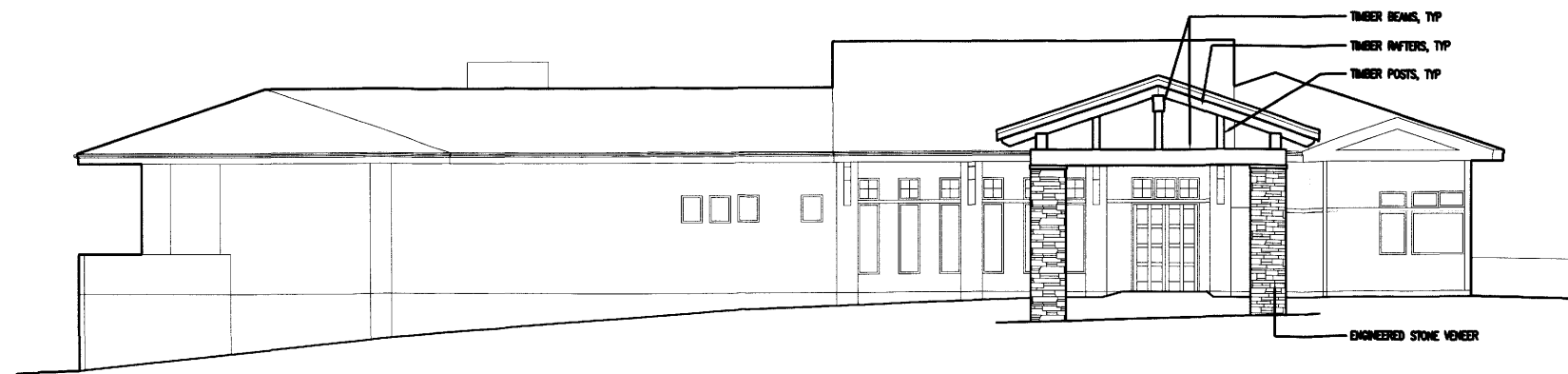
1 PLAN
A-1 SCALE 1/8" = 1'-0"
DRAWING N.



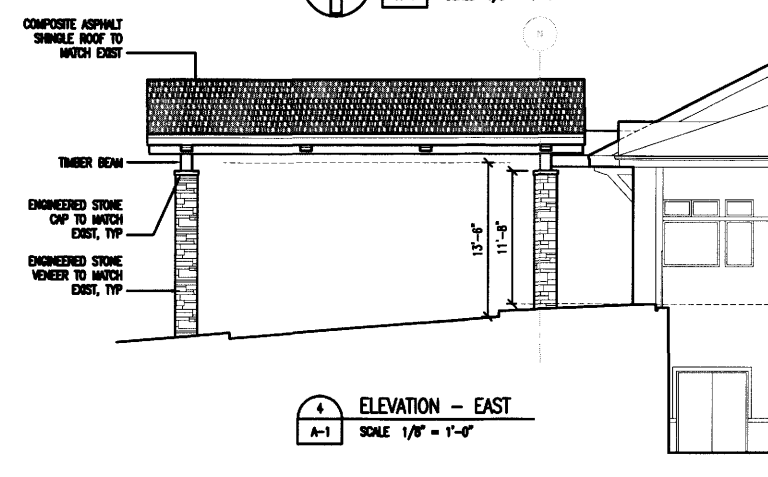
2 ROOF PLAN
A-1 SCALE 1/8" = 1'-0"
DRAWING N.



6 REFLECTED CEILING PLAN
A-1 SCALE 1/8" = 1'-0"
DRAWING N.



3 ELEVATION - SOUTH
A-1 SCALE 1/8" = 1'-0"



4 ELEVATION - EAST
A-1 SCALE 1/8" = 1'-0"

BOOKCLIFF
COUNTRY CLUB
COVERED ENTRY

2730 G ROAD
GRAND JUNCTION
COLORADO

PLAN, ROOF PLAN
ELEVATIONS

NOT FOR CONSTRUCTION

REVISIONS DATE:

Date: 07/17/08

Project #: 0811

Drawn by: JBS

Sheet #: