

DATE SUBMITTED _____

BUILDING PERMIT NO. _____

FEE \$ 10.00

PLANNING CLEARANCE

(Major site plan review, multi-family development, non-residential development, interior remodels)
Grand Junction Department of Community Development

BLDG ADDRESS 359 Colorado

SQ. FT. OF PROPOSED BLDG(S)/ADDITION _____

SUBDIVISION 2945-143-27-006

SQ. FT. OF EXISTING BLDG(S) 20⁰⁰ sq ft

FILING — BLK 124 LOT 14 thru 16

NO. OF FAMILY UNITS _____
NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION 1

TAX SCHEDULE NO. 1

USE OF EXISTING BLDGS Hotel

OWNER Harley V Nelson

DESCRIPTION OF WORK AND INTENDED USE:
Remodel to office + apts + EXT. STAIRWELL

ADDRESS 193 Webster

TELEPHONE 242-1974 Regis

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

ZONE C-2

DESIGNATED FLOODPLAIN: YES _____ NO X

SETBACKS: Front _____ from property line or 35' from center of ROW, whichever is greater

GEOLOGIC HAZARD: YES _____ NO _____

Side 0' from property line

CENSUS TRACT 1 TRAFFIC ZONE 42

Rear 0' from property line

Parking Req'mt _____ apartments not allowed
File Number #72-94 in C-2-See attached memo.

Maximum Height 40'

Special Conditions: Interior remodel for office units only + stairwell - finish allowed
4 units on second floor shown as apartments - rough plumbing, electrical, plumbing only

Maximum coverage of lot by structures _____

Landscaping/Screening Req'd _____

Modifications to this Planning Clearance must be approved, in writing, by this Department. The structure approved by this application cannot be occupied until a Certificate of Occupancy is 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 shall be required.

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 above is correct, and I agree to comply with the requirements above. Failure to comply shall result in legal action.

Department Approval Kathy Porter

Applicant Signature Harley V Nelson

Date Approved 4/13/94

Date 4/7/94

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2D Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department)

MEMORANDUM

TO: Building Department
Harley Nelson

FROM: Kathy Portner, City Community Development *KP*

DATE: April 13, 1994

RE: The Regis

The attached Planning Clearance for the interior remodel of The Regis, located on the south-west corner of 4th and Colorado, is for the completion of ^{all} the office units and manager's apartment (shown on the 3rd floor) only. The 4 apartment units, shown on the 2nd floor, are not allowed under the current zoning. However, this permit will allow the owner to complete the rough framing and rough electrical and plumbing for those units with the full understanding that the units may have to be office units unless the zoning is changed.

A permit for the finish work on the above mentioned 4 apartment units will not be issued under the current zoning as apartments. To pursue the use of those units as apartments, or hostel units, would require a rezoning to a B-1 or B-3 zone district. The owner must initiate such a rezoning request through the Community Development Department. The staff recommends the owner try to get consensus from all the property owners along the south side of the 300 block of Colorado to request a rezoning for all the properties. The owner must schedule a pre-application conference with a planner in the Community Development Department to start the process.

Improvements requiring a revocable permit, including the canopy and out-swinging exterior door, are not allowed with this permit. If the revocable permit is issued, a separate Planning Clearance and Building Permit will be required for those improvements.