

FEE \$ 10.00

PLANNING PERMIT NO. 48620

### PLANNING CLEARANCE

3021-0080-01-3 (site plan review, multi-family development, non-residential development) ✓  
Grand Junction Community Development Department

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 743 Horizon Dr. TAX SCHEDULE NO. 270136428008  
 SUBDIVISION \_\_\_\_\_ SQ. FT. OF PROPOSED BLDG(S)/ADDITION 480  
 FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT \_\_\_\_\_ SQ. FT. OF EXISTING BLDG(S) \_\_\_\_\_  
 (1) OWNER Prudential NO. OF DWELLING UNITS BEFORE: \_\_\_\_\_ AFTER: \_\_\_\_\_ CONSTRUCTION  
 (1) ADDRESS \_\_\_\_\_ NO. OF BLDGS ON PARCEL BEFORE: one AFTER: \_\_\_\_\_ CONSTRUCTION  
 (1) TELEPHONE \_\_\_\_\_ USE OF ALL EXISTING BLDGS Hotel  
 (2) APPLICANT Grand Junction Hilton DESCRIPTION OF WORK & INTENDED USE: Redwood Picnic Shelter  
 (2) ADDRESS 743 Horizon Dr.  
 (2) TELEPHONE 241-8888

✓ 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 H0 Landscaping / Screening Required: YES \_\_\_\_\_ NO \_\_\_\_\_  
 SETBACKS: Front \_\_\_\_\_ from Property Line (PL) or Parking Req'mt \_\_\_\_\_  
65' from center of ROW, whichever is greater  
 Side 15' from PL Rear 15' from PL Special Conditions: \_\_\_\_\_  
 Maximum Height 65'  
 Maximum coverage of lot by structures \_\_\_\_\_ CENSUS TRACT 10 TRAFFIC ZONE 16

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 G.J. 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 Steve Scholte Date 5-9-94

Department Approval Marcia Pichay c/o 9/26/96 Date 5-9-94

Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO  W/O No. N/A

Utility Accounting Millie Fowler Date 5-9-94

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

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

ACCEPTED *MP 5-9-94*  
ANY CHANGE OF SETBACKS MUST BE  
APPROVED BY THE CITY PLANNING  
DEPT. IT IS THE APPLICANT'S  
RESPONSIBILITY TO PROPERLY  
LOCATE AND IDENTIFY EASEMENTS  
AND PROPERTY LINES.

N 00 13' 42" W 658.42'

