

FEE \$ PAID

BLDG PERMIT NO. 48377

PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)

Grand Junction Community Development Department

Foundation only
48106
3/23/94

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 750 3/4 Horizon Dr TAX SCHEDULE NO. 2701-361

SUBDIVISION _____ SQ. FT. OF PROPOSED BLDG(S)/ADDITION 27,400

FILING _____ BLK _____ LOT _____ SQ. FT. OF EXISTING BLDG(S) _____

(1) OWNER Jim Koehler NO. OF DWELLING UNITS
BEFORE: N/A AFTER: _____ CONSTRUCTION

(1) ADDRESS 415 N 4th Aberdeen S.D. 57402 NO. OF BLDGS ON PARCEL
BEFORE: 0 AFTER: 1 CONSTRUCTION

(1) TELEPHONE 605-229-0030 USE OF ALL EXISTING BLDGS _____

(2) APPLICANT D&K construction DESCRIPTION OF WORK & INTENDED USE: _____

(2) ADDRESS PO Box 457 Montrose 81402 New Motel

(2) TELEPHONE 303-249-7138

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 H.O. Landscaping / Screening Required: YES NO _____

SETBACKS: Front _____ from Property Line (PL) or Parking Req'mt See Plan
65 from center of ROW, whichever is greater

Side 15' from PL Rear 15' from PL Special Conditions: File # 29-94
Need cross easement prior to C.O.

Maximum Height 65' CENSUS TRACT 16 TRAFFIC ZONE 15

Maximum coverage of lot by structures _____

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 Douglas K Casabian Date April 25-94

Department Approval [Signature] Date 4/25/94

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. _____
Already paid

Utility Accounting _____ Date _____

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 5-9-14*
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'

