

DATE SUBMITTED 3-23-94

BUILDING PERMIT NO. _____

Foundation only

FEE \$ PAD

PLANNING CLEARANCE

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

BLDG ADDRESS 750 3/4 Horizon Dr. SQ. FT. OF PROPOSED BLDG(S)/ADDITION 27,400

SUBDIVISION _____ SQ. FT. OF EXISTING BLDG(S) _____

FILING _____ BLK _____ LOT _____ NO. OF FAMILY UNITS _____

TAX SCHEDULE NO. 2701-361- NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION _____

OWNER Jim Koehler USE OF EXISTING BLDGS _____

ADDRESS 415 N 4th St Aberdeen SD 57402 DESCRIPTION OF WORK AND INTENDED USE:

TELEPHONE 605-229-0030 FOUNDATION ONLY for Comfort INN

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

ZONE H-O DESIGNATED FLOODPLAIN: YES _____ NO _____

SETBACKS: Front _____ from property line or 65' from center of ROW, whichever is greater GEOLOGIC HAZARD: YES _____ NO _____

Side 15' from property line CENSUS TRACT _____ TRAFFIC ZONE _____

Rear 15' from property line Parking Req't see plan

Maximum Height 65' File Number # 29-94

Maximum coverage of lot by structures _____ Special Conditions: _____

Landscaping/Screening Req'd see plan FOUNDATION Permit only
MUST OBTAIN A NEW PERMIT FOR REMAINDER OF CONSTRUCTION

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 [Signature] Applicant Signature James Koehler by Doug Carlson

Date Approved 3-23-94 Date _____

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-21) Grand Junction Zoning & Development Code)

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