

FEE \$	10 <sup>00</sup>
TCP \$	0

BLDG PERMIT NO. 56969

**PLANNING CLEARANCE**  
 (Single Family Residential and Accessory Structures)  
 Grand Junction Community Development Department



3021-0130-024 THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 752 Horizon Drive TAX SCHEDULE NO. 2701-364-00070  
Howard Johnson Motel ~~21-10-1505~~

SUBDIVISION \_\_\_\_\_ SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1000

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

(1) OWNER Michael Kreck NO. OF DWELLING UNITS  
 BEFORE: \_\_\_\_\_ AFTER: \_\_\_\_\_ THIS CONSTRUCTION

(1) ADDRESS 752 Horizon Drive NO. OF BLDGS ON PARCEL  
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) TELEPHONE 243-5150 USE OF EXISTING BLDGS Motel

(2) APPLICANT PAIDS Architects DESCRIPTION OF WORK AND INTENDED USE: replace  
Entry Cover

(2) ADDRESS 917 Main

(2) TELEPHONE 241-1903

REQUIRED: Two (2) plot plans, on 8 1/2" x 11" paper, showing all existing and proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, and all easements and rights-of-way which abut the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE H.O. Maximum coverage of lot by structures 35%

SETBACKS: Front \_\_\_\_\_ from property line (PL)  
 or 65' from center of ROW, whichever is greater Parking Req'mt \_\_\_\_\_

Side 15' from PL Rear 15' from PL Special Conditions \_\_\_\_\_

Maximum Height 65' CENSUS TRACT 16 TRAFFIC ZONE 15

Modifications to this Planning Clearance must be approved, in writing, by the Director of the Community Development 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 by the Building Department (Section 305, Uniform Building Code).

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 R. Bryan Smith Date 7.12.96

Department Approval Kathy Porter Date 7/12/96

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

Utility Accounting Millie Fowler Date 7-12-96

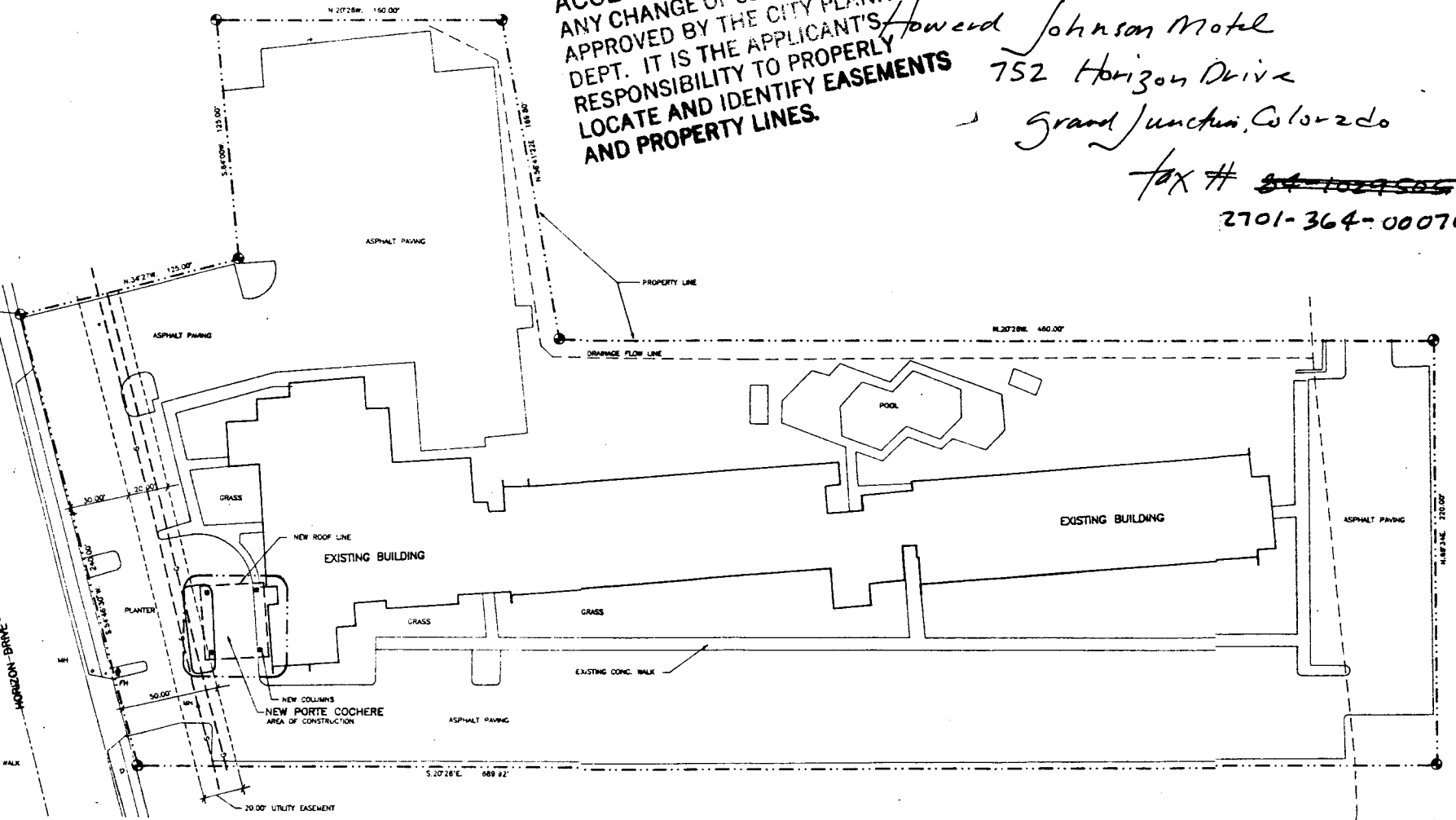
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

ACCEPTED *KP 7/12/96*  
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.

*Howard Johnson Motel*  
*752 Horizon Drive*  
*Grand Junction, Colorado*

*fax # ~~970-1029505~~*  
*2701-364-0070*



SITE PLAN