

FEE \$ 500

BLDG PERMIT NO. 56102

3021-0910-017

PLANNING CLEARANCE

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

Grand Junction Community Development Department



755 Horizon Dr. THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS Grand Jct.

TAX SCHEDULE NO. 2701-361-00-039

SUBDIVISION _____

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 750 S.F.

FILING _____ BLK _____ LOT _____

SQ. FT. OF EXISTING BLDG(S) _____

(1) OWNER Holiday Inn

NO. OF DWELLING UNITS No Change
BEFORE: 290 AFTER: 290 CONSTRUCTION

(1) ADDRESS 755 Horizon Drive

NO. OF BLDGS ON PARCEL No Change
BEFORE: 2 AFTER: 2 CONSTRUCTION

(1) TELEPHONE 243-6790

USE OF ALL EXISTING BLDGS Motel

(2) APPLICANT PAIDS Architects

DESCRIPTION OF WORK & INTENDED USE: _____

(2) ADDRESS 917 Main G.J.

Exterior Stucco + (3) Stairwell Enclosures

(2) TELEPHONE 241-1903

✓ 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 _____ from center of ROW, whichever is greater

Parking Req'mt _____

Side _____ from PL Rear _____ from PL

Special Conditions: _____

Maximum Height _____

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 R. Bryan Smith Architect

Date 5/10/96

Department Approval Milton L. Webb

Date 5/10/96

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

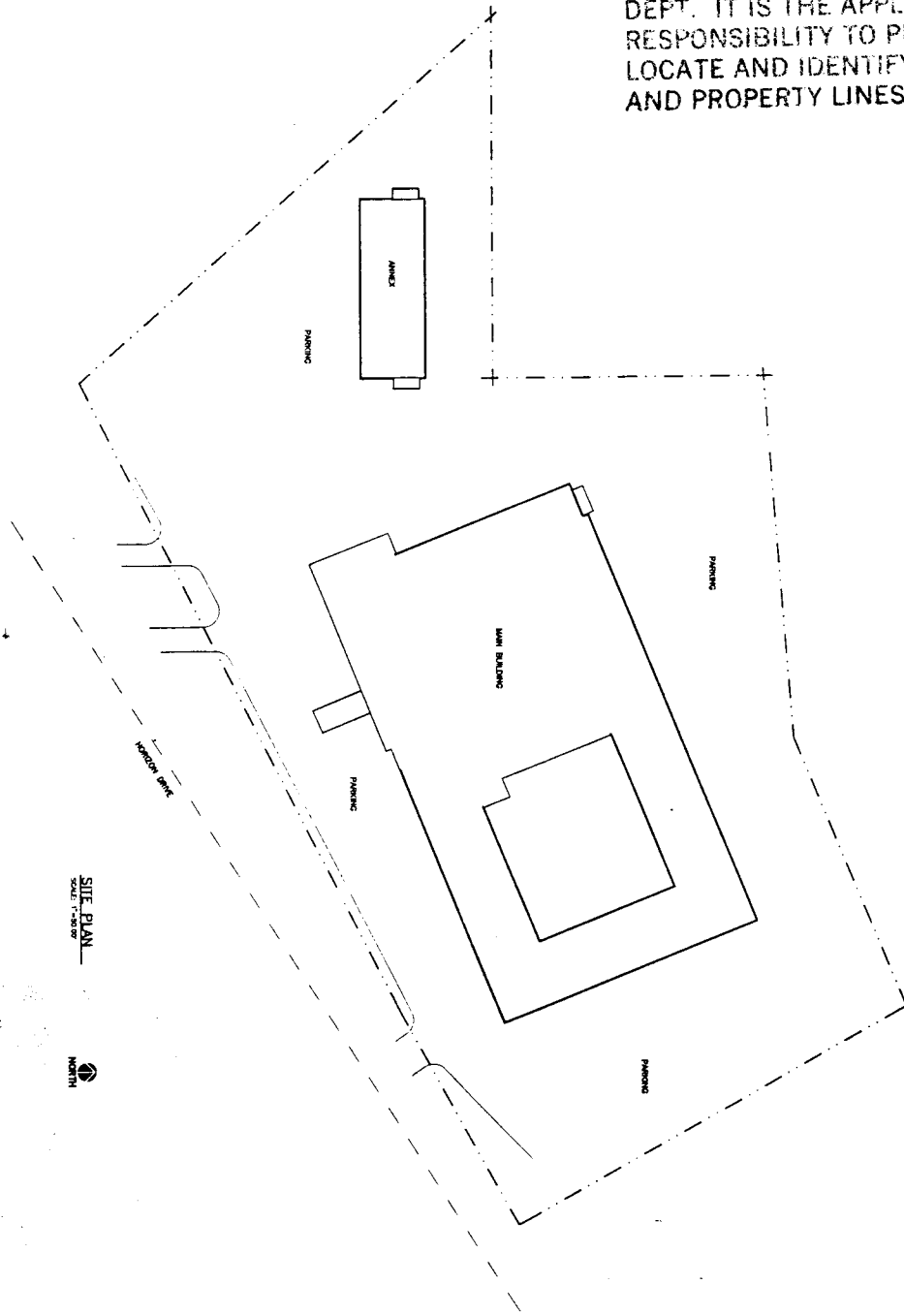
Utility Accounting Collins

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 CCA 5/10/96
 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.



INDEX OF DRAWINGS

- SP-1 SITE PLAN
- A-1 BUILDING PLANS
- A-2 ENLARGED FLOOR PLANS
- A-3 EXTERIOR ELEVATIONS
- A-4 EXTERIOR ELEVATIONS
- A-5 EXTERIOR ELEVATIONS
- A-6 SECTIONS
- A-7 SECTIONS - DETAILS
- A-8 SECTIONS - DETAILS
- A-9 MAIN BUILDING ROOF PLAN
- S-1 ANNEX ROOF PLAN
- S-1 FOUNDATION PLANS
- E-1 FOUNDING PLANS - SECTIONS
- E-1 ELECTRICAL PLANS

SITE PLAN
 SCALE 1"=30'
 NORTH

#16

SHEET 1 OF 12 SP-1	PROJECT TITLE EXTERIOR BUILDING MODIFICATIONS HOLIDAY INN 755 HORIZON DRIVE, GRAND JUNCTION, COLORADO	PA/DS PROFESSIONAL DESIGN GROUP ARCHITECTURE - PLANNING 917 Main Street • Grand Junction, Colorado 81501	NO. DATE REVISIONS △ △ △
	SHEET TITLE SITE PLAN		DATE 3/96 JOB NO. 9519 DESIGNER TDD DRAM TP ENGINEER CHECK IDS