TCP \$ School Impact \$ FILE #	

PLANNING CLEARANCE

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

<u>Grand Junction Community Development Department</u>

BLDG ADDRESS 733 Houganhar	TAX SCHEDULE NO. <u>2701</u> - <u>364</u> - 33 - 00 7						
SUBDIVISION	SQ. FT. OF PROPOSED BLDG(S)/ADDITION						
FILING BLK LOT ·	SQ. FT. OF EXISTING BLDG(S)						
1) OWNER Days June Wolf	NO. OF DWELLING UNITS BEFORE: AFTER: CONSTRUCTION						
(1) ADDRESS 733 Horsonda							
(1) TELEPHONE 245 7200	NO. OF BLDGS ON PARCEL BEFORE: AFTER: CONSTRUCTION						
(2) APPLICANT Delfut Mylline	USE OF ALL EXISTING BLDGS						
(2) ADDRESS 25/0 So Broady	DESCRIPTION OF WORK & INTENDED USE: Create a						
(2) TELEPHONE <u>245 - 293</u> 8	quest Landy Room outofa Slowge Room						
✓ 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 HO	Landscaping / Screening Required: YES NO						
SETBACKS: Front from Property Line (PL) or	Parking Req'mt						
from center of ROW, whichever is greater	Special Conditions: Datum Remodel - add						
Side from PL Rear from PL	Guest Landy Facilità						
Maximum Height Maximum coverage of lot by structures	Cenusus Tract // Traffic Zone // Annx #						
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 issu	uance 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 subr Clearance. One stamped set must be available on the	nitted and stamped by City Engineering prior to issuing the Planning 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							
Applicant's Signature Delkut McCl	n Date <u>2/3/97</u>						
Department Approvat Mlancia Kabia	lease 2-1-97						
Additional water and/or sewer tap fee(s) are required:	YES NO _x W/O No. 302/-/000-02-8						
Utility Accounting	Date 2-6-87						

(Pink: Building Department)

(Goldenrod: Utility Accounting)

(White: Planning)

(Yellow: Customer)

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	Planning \$ 5,60	Drainage \$			BLDG PERMIT NO.			
	TCP\$	School Impact \$			FILE#			
	(a)4 l	PLANNIN			45-1-1			
(site plan review, multi-family development, non-residential development) Grand Junction Community Development Department THIS SECTION TO BE COMPLETED BY APPLICANT **								
30	71-1000-078	** THIS SECTION TO	BE COMPLETED	BY APPLICANT ***				
	BLDG ADDRESS 733	asigon De	TAX SCHI	EDULE NO. 2	701-864-33-007			
	SUBDIVISION		SQ. FT. O	F PROPOSED	BLDG(S)/ADDITION			
	FILINGBLK	LOT ·	SQ. FT. C	F EXISTING I	BLDG(S)			
	(1) OWNER Days Onn	_	NO. OF D	WELLING UNI EFORE:	TS AFTER:/ CONSTRUCTION			
	(1) ADDRESS 733 Ha	ugan On		LDGS ON PAF				
	(1) TELEPHONE 245-7	1200	BI	EFORE:	AFTER: CONSTRUCTION			
	(2) APPLICANT LOOPLU	& McChu	USE OF A	LL EXISTING	BLDGS Motel			
	(2) ADDRESS <u>25/0</u> S	, Broading	DESCRIP	TION OF WOF	RK & INTENDED USE: Creatua Gut			
	(2) TELEPHONE <u>245-2</u>	938	Fauna	ly Room o	ed of a Storage Jantos Room			
	✓ Submittal requirements are	outlined in the SSID (Subr	mittal Stand	ards for Improv	vements and Development) document.			
- ,	zone	THIS SECTION TO BE COMPLETED B			Required: YESNO			
	SETBACKS: Front from center of ROW,	on Property Line (PL) or whichever is greater	Parking R					
		earfrom FL			Herior remodel - add			
	Maximum Height		Que	st laun	dry facility			
	Maximum coverage of lot by s		Cenusus 7		raffic ZoneAnnx#			
	The structure authorized by thi of Occupancy has been issue in the public right-of-way must must be completed or guarantee.	is application cannot be oced by the Building Departm be guaranteed prior to issu teed prior to issuance of a	cupied until ent (Sectior ance of a Pl Certificate	a final inspect a 307, Uniform lanning Clearar of Occupancy.	nunity Development Department Director. ion has been completed and a Certificate Building Code). Required improvements nee. All other required site improvements Any landscaping required by this permit regetation materials that die or are in an			
	Four (4) sets of final constructi Clearance. One stamped set	on drawings must be subm must be available on the j	itted and st ob site at al	amped by City I times.	Engineering prior to issuing the Planning			
		or restrictions which apply t	to the projec	t. I understand	I agree to comply with any and all codes, it that failure to comply shall result in legal (s).			
	Applicant's Signature	flux mch	w 1		Date 2/9/97			
	Department Approval Additional water and/or sewer	tap fee(s) are required:	eauf YES	NO	Date 3-3-97 W/O No			
					7,7,7,7			

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

(Pink: Building Department)

(Goldenrod: Utility Accounting)

(Yellow: Customer)

(White: Planning)