

Planning \$ <u>500</u>	Drainage \$ <u>—</u>
TCP \$ <u>—</u>	School Impact \$ <u>—</u>

BLDG PERMIT NO.
FILE # <u>60743</u>

PLANNING CLEARANCE

3021-0390-02 (site plan review, multi-family development, non-residential development)
Grand Junction Community Development Department

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 754 HORIZON DR TAX SCHEDULE NO. 2901-361-26-002
 SUBDIVISION Horizon Park Plaza SQ. FT. OF PROPOSED BLDG(S)/ADDITION 138.25
 FILING — BLK — LOT 2 SQ. FT. OF EXISTING BLDG(S) Best Western Hotel
 (1) OWNER TRES Pueblo Partnership NO. OF DWELLING UNITS
 BEFORE: 97 AFTER: SAME CONSTRUCTION
 (1) ADDRESS 754 HORIZON DR.
 (1) TELEPHONE 245 1410 NO. OF BLDGS ON PARCEL
 BEFORE: N.A. AFTER: N.A. CONSTRUCTION
 (2) APPLICANT Mike Hughes Const USE OF ALL EXISTING BLDGS Hotel Rooms
 (2) ADDRESS 3031 Bookcliff Ave DESCRIPTION OF WORK & INTENDED USE: 10x12
 (2) TELEPHONE 434-0748 LINEN STORAGE SHED

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 R10 Landscaping / Screening Required: YES — NO X
 SETBACKS: Front 41' from Property Line (PL) or — from center of ROW, whichever is greater Parking Req'mt —
 Side 77' from PL Rear — from PL Special Conditions: **PAID**
 Maximum Height 8'-6" **JUN 10 1997**
 Maximum coverage of lot by structures — Genusus Tract — Traffic Zone CM 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 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 Michael Hughes Date 6/10/97
 Department Approval Ronnie Edwards Date 6/10/97
 Additional water and/or sewer tap fee(s) are required: YES — NO X W/O No. no signature
 Utility Accounting CM Cole Date 6/10/97

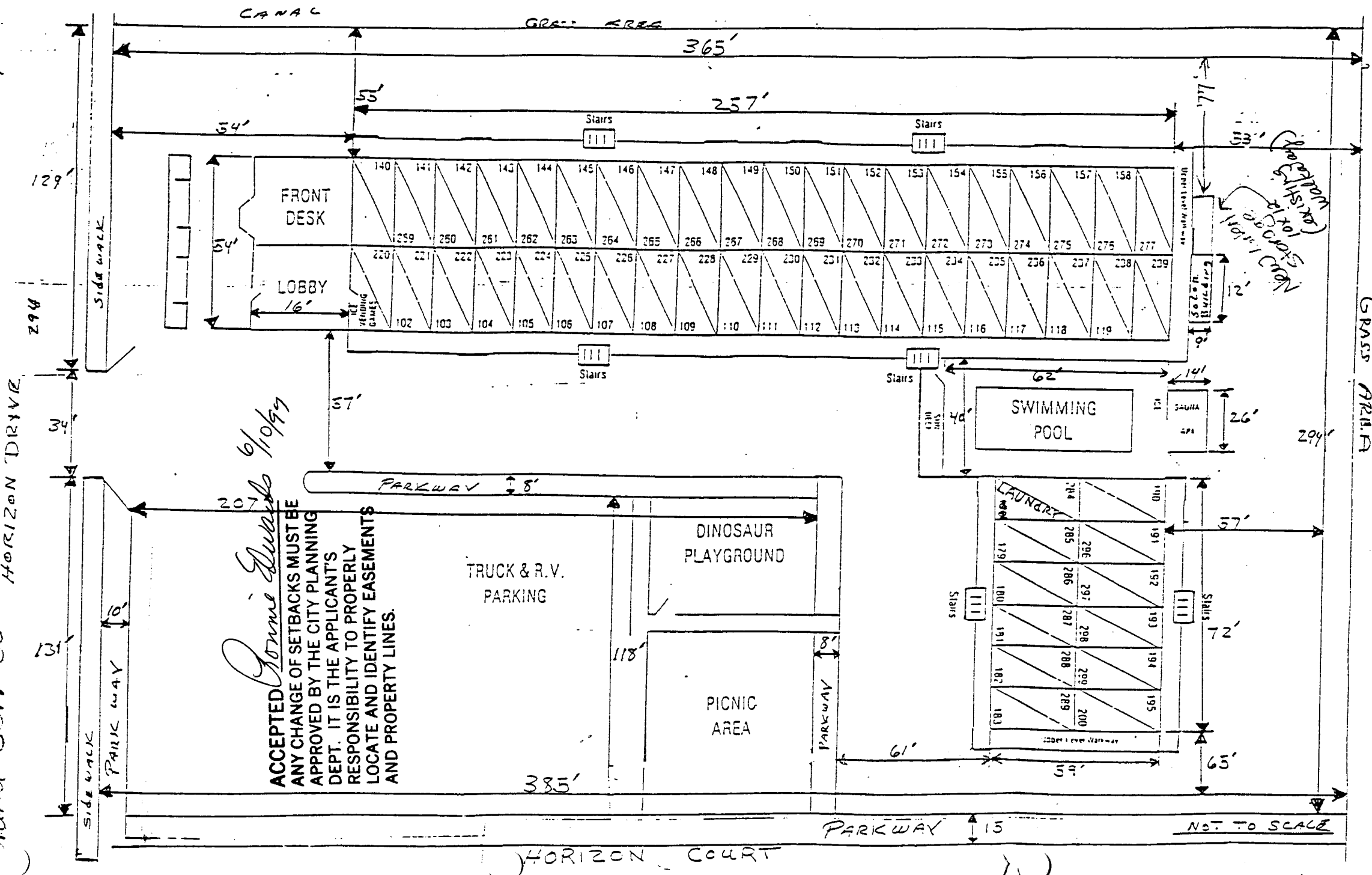
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

Best Western
 Horizon Inn
 754 Horizon Dr.
 Grand Jct. CO. 81503
 Horizon Drive

97 rooms
 114 parking
 spaces

Donnie Edwards 6/10/99
 ACCEPTED
 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.



*Water (10' x 10' x 10')
 Extra 10' from
 10' x 10' x 10'*

NOT TO SCALE