

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

BLDG PERMIT NO. <u>61352</u>
FILE #

### PLANNING CLEARANCE

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

**Grand Junction Community Development Department**

3021-6390-024



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 754 Horizon Dr. TAX SCHEDULE NO. 2701-361-26-002

SUBDIVISION Horizon Park Plaza SQ. FT. OF PROPOSED BLDG(S)/ADDITION \_\_\_\_\_

FILING — BLK — LOT — SQ. FT. OF EXISTING BLDG(S) Best Western Hotel

(1) OWNER Best Western Horizon Inn NO. OF DWELLING UNITS  
BEFORE: 97 AFTER: SAME CONSTRUCTION

(1) ADDRESS 754 Horizon Dr.

(1) TELEPHONE 970-245-1410 NO. OF BLDGS ON PARCEL  
BEFORE: \_\_\_\_\_ AFTER: \_\_\_\_\_ CONSTRUCTION

(2) APPLICANT Mike Hushes Const. USE OF ALL EXISTING BLDGS Hotel Rooms

(2) ADDRESS 3031 Bookcliff Ave DESCRIPTION OF WORK & INTENDED USE: Remove Chain Link  
Fence - Replace w/ 2x4 walls + Siding  
(some interior @ spa)

(2) TELEPHONE 970-434-0748

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 N10 Landscaping / Screening Required: YES \_\_\_\_\_ NO \_\_\_\_\_

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

Side 18' from PL Rear 15' from PL Special Conditions: \_\_\_\_\_

Maximum Height 65'

Maximum coverage of lot by structures 35% Census Tract 15 Traffic Zone 16 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 7/15/97

Department Approval Connie Edwards (K.P.) Date 7/15/97

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

Utility Accounting Adm. Services Date 7-15-97

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

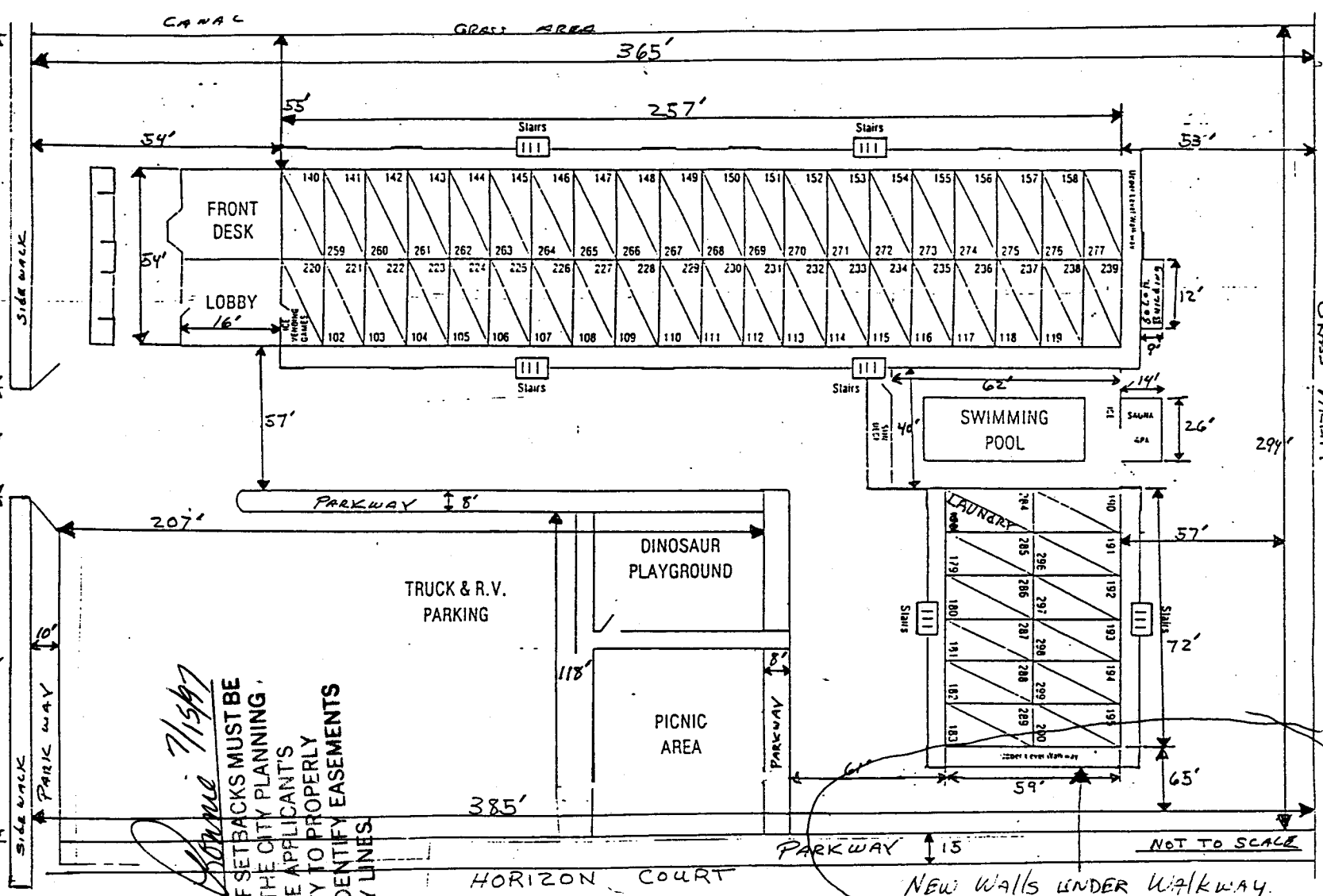
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

Best Western  
 Horizon Inn  
 754 Horizon  
 G.N., Co. 81503

97 Rooms  
 114 Parking Spaces

HORIZON DRIVE

HORIZON COURT

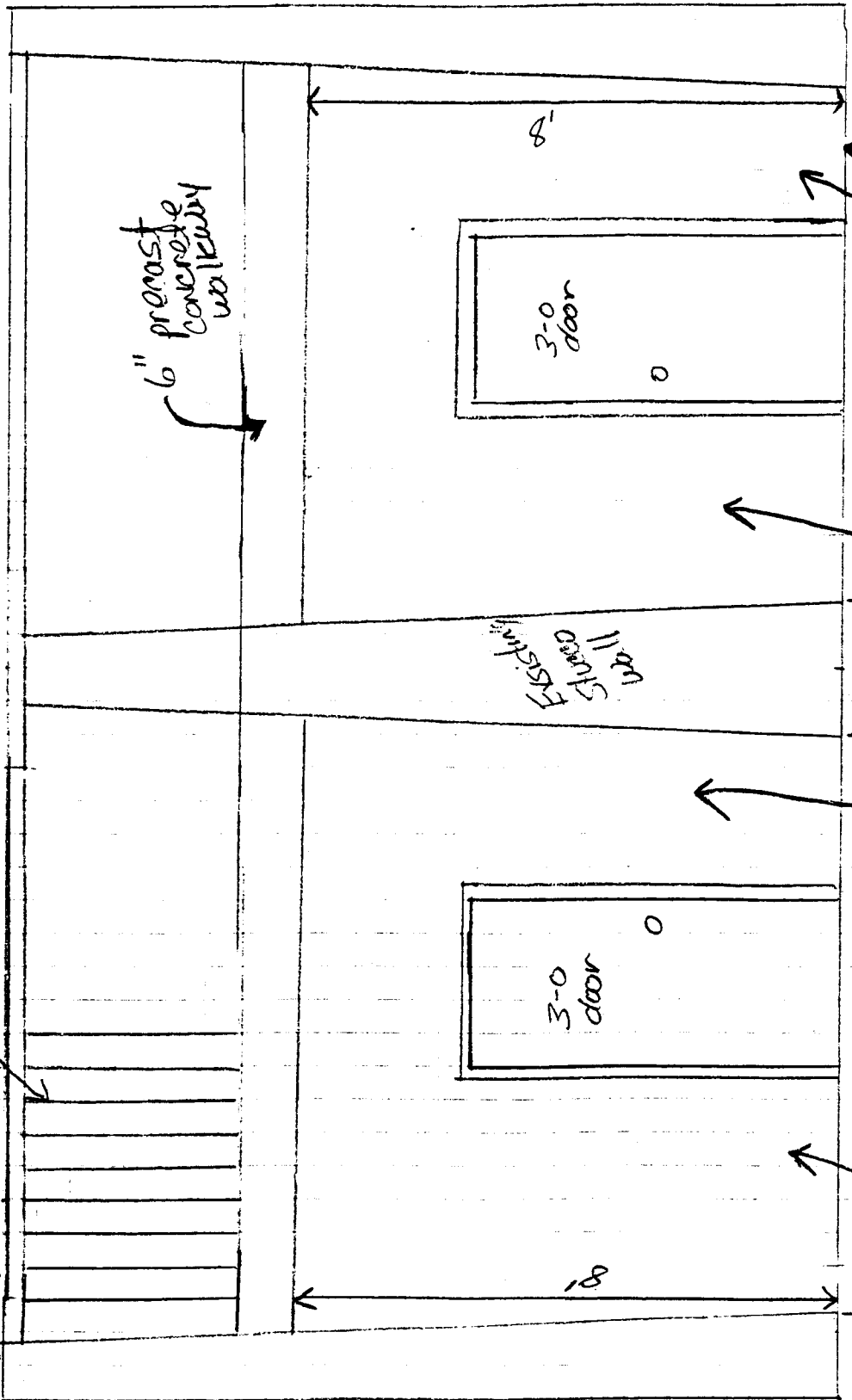


*Donnie 7/15/67*

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.

NEW WALLS UNDER WALKWAY.

Existing wall  
to  
be  
removed



6" precast concrete walkway

3-0 door

3-0 door

Existing Stump Wall

Pressure Treated Plank

Pierced

Joists

Existing Stump Wall

2x4 16" O.C. walls w/ 5/8" sheet rock both sides w/ T-III siding

20'

20'

18

8'



Remove Chain Link Fence - Replace  
w/ 2x4 Walls + Siding