

Planning \$ <u>10.00</u>	Drainage \$ <u>—</u>
TCP \$ <u>—</u>	School Impact \$ <u>—</u>

BLDG PERMIT NO. <u>59117</u>
FILE # <u>—</u>

PLANNING CLEARANCE

5024-0010-03-0

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

Grand Junction Community Development Department

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2210 HWY 6 & 50 TAX SCHEDULE NO. 2701-313-05-013

SUBDIVISION Sellers Replat SQ. FT. OF PROPOSED BLDG(S)/ADDITION 19' X 26'

FILING 1 BLK B LOT 12 SQ. FT. OF EXISTING BLDG(S) NA

(1) OWNER Robert Wilcox NO. OF DWELLING UNITS
BEFORE: — AFTER: — CONSTRUCTION

(1) ADDRESS 2210 HWY 6 & 50 NO. OF BLDGS ON PARCEL
BEFORE: 3 AFTER: 3 CONSTRUCTION

(1) TELEPHONE 970-241-3020

(2) APPLICANT Peters Construction USE OF ALL EXISTING BLDGS Hotel, Restaurant & Shop

(2) ADDRESS 1102 24 Rd DESCRIPTION OF WORK & INTENDED USE: Cover existing
drive area for drop off & pick up

(2) TELEPHONE 242-5172

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 C-2 Landscaping / Screening Required: YES — NO X

SETBACKS: Front — from Property Line (PL) or 55 from center of ROW, whichever is greater
Side 0 from PL Rear 0 from PL

Maximum Height 40' Parking Req'mt existing

Maximum coverage of lot by structures — Special Conditions: Car port to extend ~~21'~~ 21' from front of building

Census Tract 9 Traffic Zone 7 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 Darin Wilcox Date 3/13/97

Department Approval Kathy Peterson Date 3/13/97

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

Utility Accounting — Date 3-13-97

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)