

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

BLDG PERMIT NO. <u>03737</u>
FILE # <u>COU-1998-04.1</u>

PLANNING CLEARANCE

15804-8623 (site plan review, multi-family development, non-residential development)
Grand Junction Community Development Department

** THIS SECTION TO BE COMPLETED BY APPLICANT **

BLDG ADDRESS 718 HORIZON DR TAX SCHEDULE NO. 2701-364-00-081
 SUBDIVISION _____ SQ. FT. OF PROPOSED BLDG(S)/ADDITION _____
 FILING _____ BLK _____ LOT _____ SQ. FT. OF EXISTING BLDG(S) _____
 (1) OWNER STANLEY + KRISTINA LUPINSKI OF DWELLING UNITS
 BEFORE: 0 AFTER: 0 CONSTRUCTION
 (1) ADDRESS 718 HORIZON DR.
 (1) TELEPHONE 243-5080 NO. OF BLDGS ON PARCEL
 BEFORE: 6 AFTER: 6 CONSTRUCTION
 (2) APPLICANT SAME USE OF ALL EXISTING BLDGS HOTEL
 (2) ADDRESS _____ DESCRIPTION OF WORK & INTENDED USE: HANDICAPPED ACCESS
 (2) TELEPHONE _____ REMODEL LOUNGE + GAME 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 X
 SETBACKS: Front _____ from Property Line (PL) or _____
65 from center of ROW, whichever is greater Parking Req'mt None
 Side 15 from PL Rear 15 from PL Special Conditions: _____
 Maximum Height 65
 Maximum coverage of lot by structures _____ Census Tract 10 Traffic Zone 21 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 [Signature] Date Feb. 28/98
 Department Approval [Signature: Mike Pelletier] Date 2/19/98
 Additional water and/or sewer tap fee(s) are required: YES ✓ NO _____ W/O No. #11019 TR 835
 Utility Accounting [Signature] Date 2-23-98

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)