

Planning \$ <u>PJ w/SPR</u>	Drainage \$ <u> </u>
TCP \$ <u> </u>	School Impact \$ <u> </u>

BLDG PERMIT NO. <u>73267</u>
FILE # <u>SPR-1999-239</u>

PLANNING CLEARANCE

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

Grand Junction Community Development Department

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 225 Main Street

TAX SCHEDULE NO. 2945-143-23-~~983~~017

SUBDIVISION

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 50,000

FILING BLK LOT

SQ. FT OF EXISTING BLDG(S) 0

OWNER WESTERN HOSPITALITY L.L.C

NO. OF DWELLING UNITS: BEFORE 0 AFTER 0

ADDRESS 2009 S Broadway

CONSTRUCTION NO. OF BLDGS ON PARCEL: BEFORE 0 AFTER 1

TELEPHONE 242-2525

CONSTRUCTION USE OF ALL EXISTING BLDGS NA

APPLICANT D-K CONST. MANG

DESCRIPTION OF WORK & INTENDED USE:

ADDRESS 1414 Hawk Way SUITE B

TELEPHONE 970-249-7138

✓ 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 B-3/PLA

LANDSCAPING/SCREENING REQUIRED: YES NO

SETBACKS: FRONT: 25 from Property Line (PL) or 25 from center of ROW, whichever is greater
SIDE: 0 from PL REAR: 0 from PL

PARKING REQUIREMENT: w/ full permit

MAXIMUM HEIGHT 65 feet

SPECIAL CONDITIONS: FOUNDATION

MAXIMUM COVERAGE OF LOT BY STRUCTURES

PERMIT ONLY

CENSUS TRACT 1 TRAFFIC ZONE 42 ANNEX

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 Grand Junction 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 12/16/99

Department Approval [Signature]

Date 12/15/99

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>Not yet.</u>
Utility Accounting <u>[Signature]</u>			Date <u>12-16-99</u>

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

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

clearance 11-25-99

Ex

new