

Commercial Remodel

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

BLDG PERMIT NO. <u>74346</u>
FILE #

PLANNING CLEARANCE

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

68 THIS SECTION TO BE COMPLETED BY APPLICANT 73

BUILDING ADDRESS 728 Horizon Dr.
 SUBDIVISION Purtee Heights
 FILING _____ BLK _____ LOT _____

TAX SCHEDULE NO. 2701-364-00-106
 SQ. FT. OF PROPOSED BLDG(S)/ADDITION 0
 SQ. FT. OF EXISTING BLDG(S) 48,204

OWNER Fedyn Family Ltd Partnership
 ADDRESS 728 Horizon Dr.
 TELEPHONE (970) 248-8080

NO. OF DWELLING UNITS: BEFORE _____ AFTER _____
 CONSTRUCTION
 NO. OF BLDGS ON PARCEL: BEFORE 1 AFTER 1
 CONSTRUCTION

APPLICANT D&K Construction Management, Inc
 ADDRESS 1414 Hawk Parkway, Suite B
 TELEPHONE (970) 249-7133 Marion CO 81402

USE OF ALL EXISTING BLDGS Commercial Motel
 DESCRIPTION OF WORK & INTENDED USE: PAVD Exterior Renovation
 TB

Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.

69 THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF 73

ZONE H.O.

LANDSCAPING/SCREENING REQUIRED: YES _____ NO _____

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

PARKING REQUIREMENT: _____
 SPECIAL CONDITIONS: Remodel - NCUL

MAXIMUM HEIGHT _____

MAXIMUM COVERAGE OF LOT BY STRUCTURES _____

CENSUS TRACT 10 TRAFFIC ZONE 21 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 3-16-00
 Department Approval [Signature] No site plan req'd. Date 3-16-00

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>NO CHANGE in USE</u>
Utility Accounting <u>[Signature]</u>			Date <u>3/16/00</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)