

Commercial Remodel

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

BLDG PERMIT NO. <u>74398</u>
FILE # _____

**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 <u>755 Horizon Drive</u>	TAX SCHEDULE NO. <u>2701-361-00-039</u>
SUBDIVISION _____	SQ. FT. OF PROPOSED BLDG(S)/ADDITION _____
FILING _____ BLK _____ LOT _____	SQ. FT OF EXISTING BLDG(S) _____
OWNER <u>Holiday Inn</u>	NO. OF DWELLING UNITS: BEFORE _____ AFTER _____
ADDRESS <u>755 Horizon Dr</u>	CONSTRUCTION _____
TELEPHONE <u>293 6790</u>	NO. OF BLDGS ON PARCEL: BEFORE _____ AFTER _____
APPLICANT <u>J. Boyce - J. Boyce, Inc</u>	CONSTRUCTION _____
ADDRESS <u>3720 Horizon Blvd Ct 65</u>	USE OF ALL EXISTING BLDGS <u>Hotel</u>
TELEPHONE <u>245 5309</u>	DESCRIPTION OF WORK & INTENDED USE: _____
<u>interior remodel</u>	

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 <u>H.O.</u>	LANDSCAPING/SCREENING REQUIRED: YES _____ NO _____
SETBACKS: FRONT: _____ from Property Line (PL) or _____ from center of ROW, whichever is greater	PARKING REQUIREMENT: _____
SIDE: _____ from PL REAR: _____ from PL	SPECIAL CONDITIONS: <u>Int Rem. NC111</u>
MAXIMUM HEIGHT _____	_____
MAXIMUM COVERAGE OF LOT BY STRUCTURES _____	CENSUS TRACT <u>16</u> TRAFFIC ZONE <u>15</u> 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 <u>[Signature]</u>	Date <u>03/17/00</u>
Department Approval <u>[Signature]</u>	Date <u>3-17-00</u>

Additional water and/or sewer tap fees are required: YES _____ NO <u>X</u>	W/O No: _____
Utility Accounting <u>[Signature]</u>	Date <u>3/17/00</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)