

|                             |                            |
|-----------------------------|----------------------------|
| Planning \$ <u>Pd w/SPR</u> | Drainage \$ <u>NA</u>      |
| TCP \$ <u>23,380.00</u>     | School Impact \$ <u>NA</u> |

|                              |
|------------------------------|
| BLDG PERMIT NO. <u>73670</u> |
| FILE # <u>SPR-1999-239</u>   |

### PLANNING CLEARANCE

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

*OK*

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 225 Main Street

TAX SCHEDULE NO. 2945-143-23-017

SUBDIVISION City

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

FILING      BLK      LOT     

SQ. FT OF EXISTING BLDG(S)     

OWNER Western Hospitality LLC

NO. OF DWELLING UNITS: BEFORE      AFTER       
CONSTRUCTION

ADDRESS 2009 S. Broadway

NO. OF BLDGS ON PARCEL: BEFORE 30 AFTER 1  
CONSTRUCTION

TELEPHONE 970-242-2525

USE OF ALL EXISTING BLDGS NA

APPLICANT D&K Construction

DESCRIPTION OF WORK & INTENDED USE:     

ADDRESS 1414 Hawk Way Unit B Montrose

Construct Hotel

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/C-2

LANDSCAPING/SCREENING REQUIRED: YES  NO

SETBACKS: FRONT: 25' from Property Line (PL) or Main & 2nd from center of ROW, whichever is greater  
 SIDE: 0 from PL REAR: 0 from PL

PARKING REQUIREMENT: Per Plan

SPECIAL CONDITIONS: All on/off site improvements

MAXIMUM HEIGHT 60' Per Variance VAR-99-194

completed prior to CO or Dev Impr Agr

MAXIMUM COVERAGE OF LOT BY STRUCTURES NA

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     

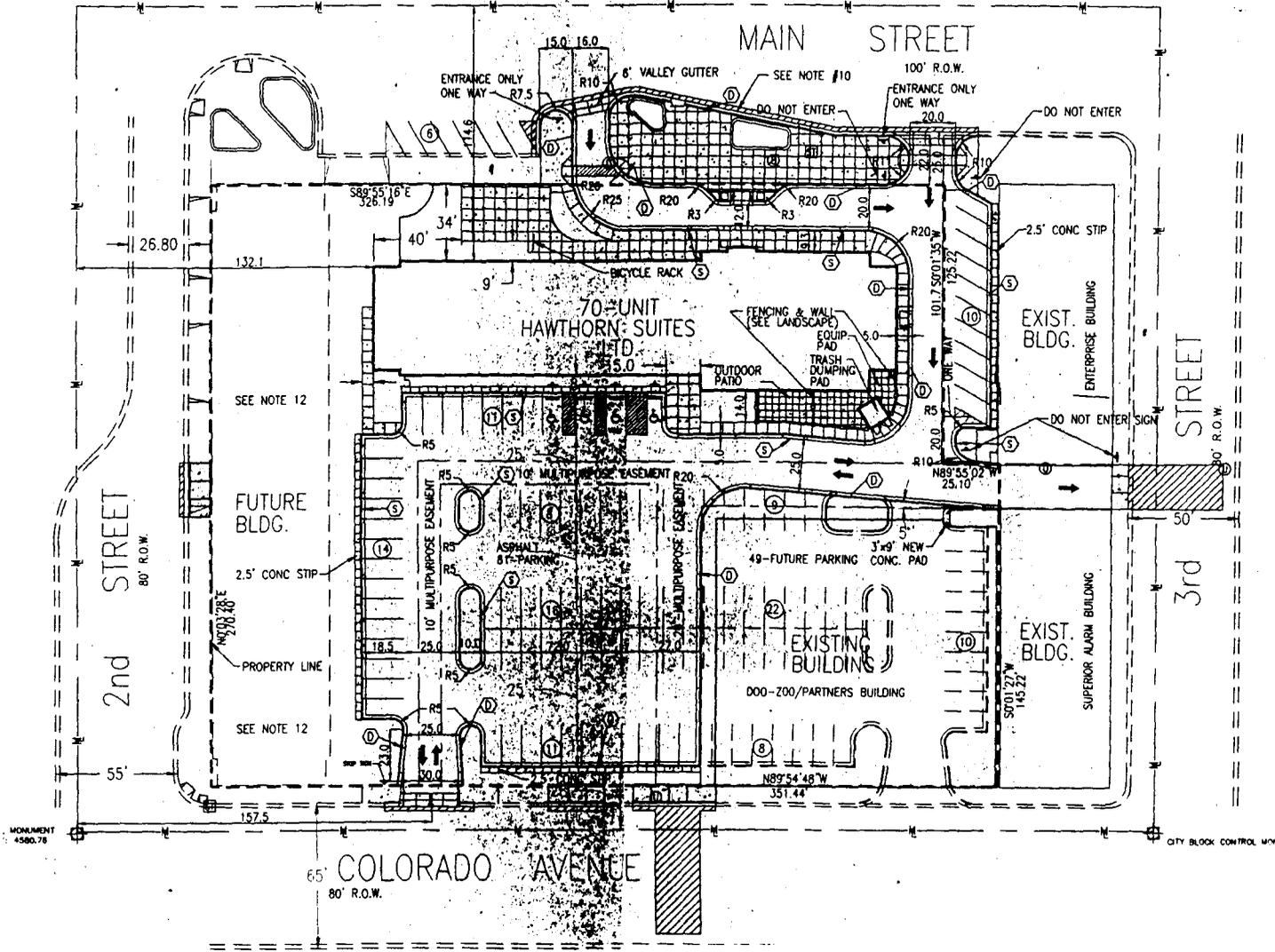
Department Approval [Signature]

Date 1/22/2000

|  |   |                             |                      |
|--|---|-----------------------------|----------------------|
| Additional water and/or sewer tap fee(s) are required: | YES <input checked="" type="checkbox"/> | NO <input type="checkbox"/> | W/O No. <u>12806</u> |
| Utility Accounting                                     | <u>[Signature]</u>                      |                             | Date <u>1/24/00</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) (Goldened: Utility Accounting)



ACCEPTED *KKA 1/22/00*  
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.