

Planning \$ <u>0</u>	Drainage \$ <u>0</u>
TCP \$ <u>0</u>	School Impact \$ <u>0</u>

BLDG PERMIT NO. <u>82002</u>
FILE # <u>SPR-1999-258.1</u>

PLANNING CLEARANCE
 (site plan review, multi-family development, non-residential development) SS-2001-197
Grand Junction Community Development Department

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS <u>629 24 ROAD</u>	TAX SCHEDULE NO. <u>2945-054-00-101/102</u>
SUBDIVISION <u>24 ROAD HOLIDAY INN SIMP. SUB.</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITION <u>-</u>
FILING <u>-</u> BLK <u>-</u> LOT <u>1</u>	SQ. FT. OF EXISTING BLDG(S) <u>-</u>
OWNER <u>JAMES P. KOEHLER</u>	NO. OF DWELLING UNITS: BEFORE <u>-</u> AFTER <u>-</u>
ADDRESS <u>P.O. Box 15, AUBERDEEN, SD 57401</u>	CONSTRUCTION
TELEPHONE <u>605-229-0030</u>	NO. OF BLDGS ON PARCEL: BEFORE <u>1</u> AFTER <u>1</u>
APPLICANT <u>D+K CMZ / TYLER CASEBIER</u>	CONSTRUCTION
ADDRESS <u>1414 HAWK PKWY. MONTROSE CO</u>	USE OF ALL EXISTING BLDGS <u>RETAIL / SERVICE</u>
TELEPHONE <u>249-7138</u>	DESCRIPTION OF WORK & INTENDED USE: <u>FOUNDATION ONLY PERMIT</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>C-2</u>	LANDSCAPING/SCREENING REQUIRED: YES <u>-</u> NO <u>X</u>
SETBACKS: FRONT: <u>15'</u> from Property Line (PL) or <u>-</u> from center of ROW, whichever is greater	PARKING REQUIREMENT: <u>NO</u>
SIDE: <u>-</u> from PL REAR: <u>-</u> from PL	SPECIAL CONDITIONS: <u>FOUNDATION</u>
MAXIMUM HEIGHT <u>50' - excludes 5' on center towers & 2' on perimeter towers</u>	<u>ONLY 4' Structure will require additional Planning Clearance</u>
MAXIMUM COVERAGE OF LOT BY STRUCTURES <u>-</u>	CENSUS TRACT <u>9</u> TRAFFIC ZONE <u>4</u> ANNEX <u>-</u>

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). *(LIMITED POWER OF ATTORNEY ON FILE)*

Applicant's Signature <u>[Signature] FOR TYLER CASEBIER</u>	Date <u>09-27-01</u>
Department Approval <u>[Signature]</u>	Date <u>10-18-01</u>

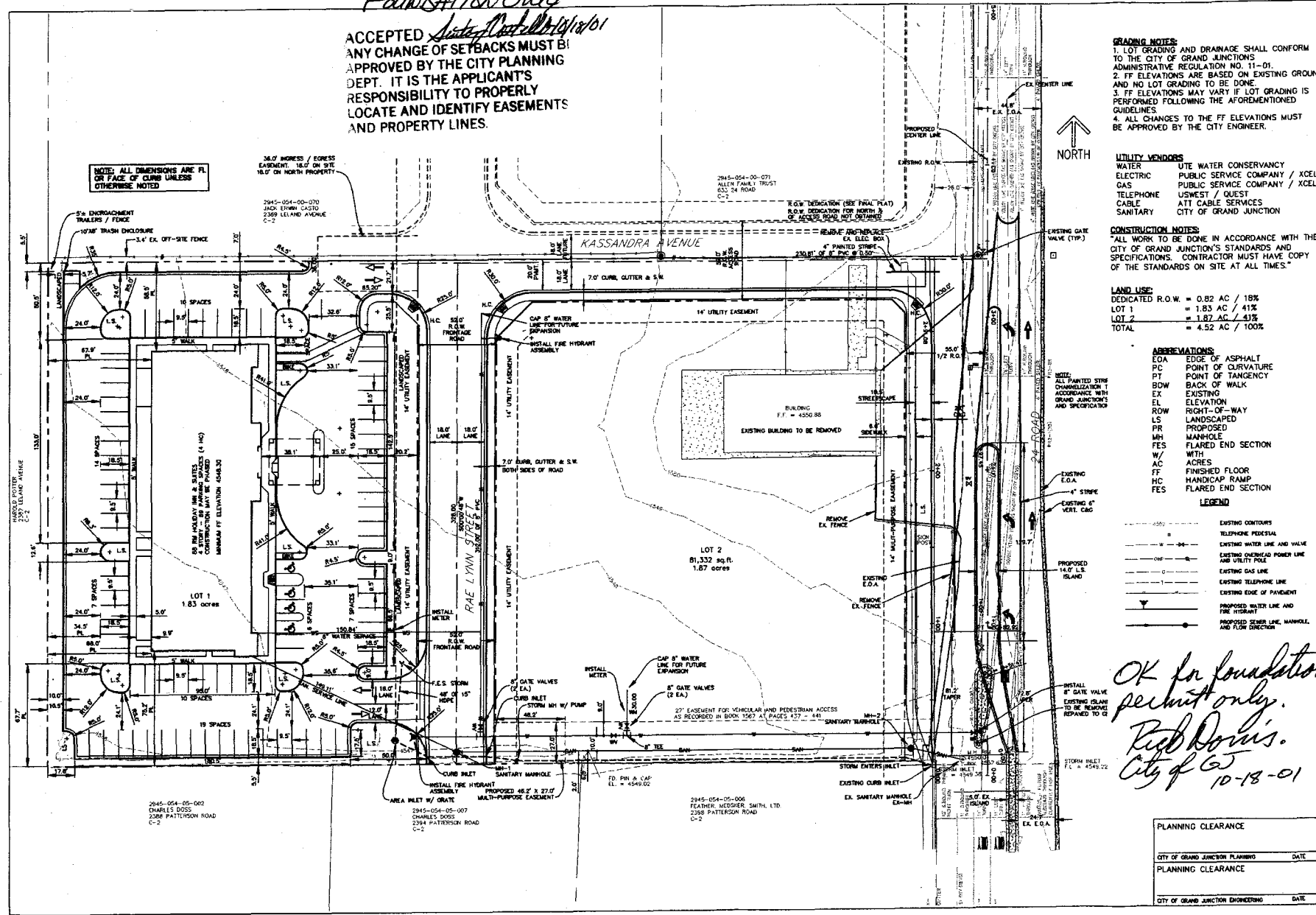
Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/C No. <u>foundation w/ apply sewer later</u>
Utility Accounting <u>[Signature]</u>			Date <u>10-18-01</u>

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)

FOUNDATION ONLY
 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.

NOTE: ALL DIMENSIONS ARE PL OR FACE OF CURB UNLESS OTHERWISE NOTED



GRADING NOTES:
 1. LOT GRADING AND DRAINAGE SHALL CONFORM TO THE CITY OF GRAND JUNCTIONS ADMINISTRATIVE REGULATION NO. 11-01.
 2. FF ELEVATIONS ARE BASED ON EXISTING GROUND AND NO LOT GRADING TO BE DONE.
 3. FF ELEVATIONS MAY VARY IF LOT GRADING IS PERFORMED FOLLOWING THE AFOREMENTIONED GUIDELINES.
 4. ALL CHANGES TO THE FF ELEVATIONS MUST BE APPROVED BY THE CITY ENGINEER.

UTILITY VENDORS
 WATER UTE WATER CONSERVANCY
 ELECTRIC PUBLIC SERVICE COMPANY / XCEL
 GAS PUBLIC SERVICE COMPANY / XCEL
 TELEPHONE USWEST / QUEST
 CABLE ATT CABLE SERVICES
 SANITARY CITY OF GRAND JUNCTION

CONSTRUCTION NOTES:
 "ALL WORK TO BE DONE IN ACCORDANCE WITH THE CITY OF GRAND JUNCTIONS STANDARDS AND SPECIFICATIONS. CONTRACTOR MUST HAVE COPY OF THE STANDARDS ON SITE AT ALL TIMES."

LAND USE:
 DEDICATED R.O.W. = 0.82 AC / 18%
 LOT 1 = 1.85 AC / 41%
 LOT 2 = 1.82 AC / 43%
 TOTAL = 4.52 AC / 100%

ABBREVIATIONS:
 EOA EDGE OF ASPHALT
 PC POINT OF CURVATURE
 PT POINT OF TANGENCY
 BOW BACK OF WALK
 EX EXISTING
 ROW RIGHT-OF-WAY
 LS LANDSCAPED
 PR PROPOSED
 MH MANHOLE
 FES FLARED END SECTION
 W/ WITH
 AC ACRES
 FF FINISHED FLOOR
 H/C HANDICAP RAMP
 FES FLARED END SECTION

LEGEND
 --- EXISTING CONTOURS
 --- TELEPHONE PEDESTAL
 --- EXISTING WATER LINE AND VALVE
 --- EXISTING OVERHEAD POWER LINE AND UTILITY POLE
 --- EXISTING GAS LINE
 --- EXISTING TELEPHONE LINE
 --- EXISTING EDGE OF PAVEMENT
 --- PROPOSED WATER LINE AND FIRE HYDRANT
 --- PROPOSED SEWER LINE, MANHOLE AND FLOW DIRECTION

*OK for foundation permit only.
 Red Davis.
 City of GJ
 10-18-01*

REVISION	DATE	DESCRIPTION	BY	CHK
1	8-27-01	NEW FIRE HYDRANT LOCATIONS	SEB	EB
2	10-18-01	CITY COMMENTS	SEB	EB

SITE PLAN CLEARANCE
 FOR THE
 HOLIDAY INN EXPRESS
 629 24 ROAD
 GRAND JUNCTION, COLORADO

RHINO ENGINEERING, INC.
 1384 UTE AVENUE
 GRAND JUNCTION, CO 81501
 970.241.6027 fax 970.266.7992

PLANNING CLEARANCE	DATE	10-18-01
CITY OF GRAND JUNCTION PLANNING	SCALE	1"=60'
PLANNING CLEARANCE	PROJECT NO	00080.01
CITY OF GRAND JUNCTION ENGINEERING	SHEET NO	1