

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

BLDG PERMIT NO. <u>78470</u>
FILE # _____

PLANNING CLEARANCE
(multifamily and non-residential remodels and change of use)
Grand Junction Community Development Department

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 755 Hargrove Dr.
SUBDIVISION _____
FILING _____ BLK _____ LOT _____
OWNER Holiday Inn
ADDRESS 755 Hargrove
TELEPHONE _____
APPLICANT Robert McClure
ADDRESS 2510 So Broadway
TELEPHONE 245-2908

TAX SCHEDULE NO. 2701-361-00-091
CURRENT FAIR MARKET VALUE OF STRUCTURE \$ 3,419,660
ESTIMATED REMODELING COST \$ 17,000
NO. OF DWELLING UNITS: BEFORE _____ AFTER _____
CONSTRUCTION
USE OF ALL EXISTING BLDGS Motel + Restaurant
DESCRIPTION OF WORK & INTENDED USE: _____
Re-furbish dining area

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 C-1
PARKING REQUIREMENT: no change
LANDSCAPING/SCREENING REQUIRED: YES NO

SPECIAL CONDITIONS: interior only -
no change in use
CENSUS TRACT 16 TRAFFIC ZONE 15 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.

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 that 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 Robert McClure

Date 2/7/01

Department Approval Ronnie Edwards

Date 2-8-01

Additional water and/or sewer tap fee(s) are required.	YES	NO <input checked="" type="checkbox"/>	W/O No. _____
Utility Accounting <u>[Signature]</u>			Date <u>2/8/01</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)