

Planning \$ Pd w/SPR	Drainage NA
TCP \$ NA	School Impact \$NA

BLDG PERMIT NO. 80803
FILE # MSP-2001-133

## PLANNING CLEARANCE

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

All

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 755 Horizon Drive

TAX SCHEDULE NO. 2701-361-00-091

SUBDIVISION NA

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1200

FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT \_\_\_\_\_

SQ. FT OF EXISTING BLDG(S) 93,923

OWNER Western States Motel Operations,

NO. OF DWELLING UNITS: BEFORE 0 AFTER 0

ADDRESS 1736 E. Sunshine Suite 304

In CONSTRUCTION

Springfield, MO 6584

NO. OF BLDGS ON PARCEL: BEFORE 3 AFTER 4

TELEPHONE 417/883-7424

CONSTRUCTION

USE OF ALL EXISTING BLDGS motel, convenience store

APPLICANT Errett Sechler

DESCRIPTION OF WORK & INTENDED USE: \_\_\_\_\_

ADDRESS 755 Horizon Drive

metal framed building for storage

TELEPHONE 243-6790

✓ **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

LANDSCAPING/SCREENING REQUIRED: YES \_\_\_\_\_ NO X

SETBACKS: FRONT: NA from Property Line (PL) or  
 \_\_\_\_\_ from center of ROW, whichever is greater

PARKING REQUIREMENT: NA

SIDE: 0 from PL REAR: 0 from PL

SPECIAL CONDITIONS: \_\_\_\_\_

MAXIMUM HEIGHT 65

MAXIMUM COVERAGE OF LOT BY STRUCTURES NA

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.

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 X Errett Sechler

Date 6-20-01

Department Approval Kristen K. [Signature]

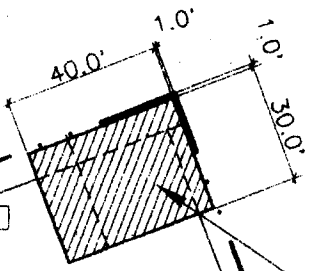
Date 7/16/01

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>Existing Prem # 8697</u>
Utility Accounting	<u>Kate Hart</u>		Date <u>7/16/01</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)

RELOCATED TRASH COMPACTOR



5' ROCK PLANTER

STORAGE BUILDING

ACCEPTED *KKA 7/16/01*  
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.

EXISTING 5' ROCK

EXISTING PARKING

