

Planning \$ <u>Pd.</u>	Drainage # <u>2,231.95</u>	DG PERMIT NO.
TCP \$ <u>0</u>	School Impact \$ <u>NA</u>	FILE # <u>SPR-2001-193</u>

PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)

Grand Junction Community Development Department

NO Bldg permit Reg'd

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 755 Horizon Dr.
 SUBDIVISION Crossroads Colorado West
 FILING --- BLK 2 LOT 8
replot of park site
 OWNER Western States Motel Operations, Inc.
 ADDRESS 1736 E. Sunshine, Suite 304
Springfield, MO 6584
 TELEPHONE 417/883-7424
 APPLICANT Errett Sechler
 ADDRESS 755 Horizon Drive, G.J.
 TELEPHONE 243-6790

TAX SCHEDULE NO. 2701-361-29-018
 SQ. FT. OF PROPOSED BLDG(S)/ADDITION 0
 SQ. FT. OF EXISTING BLDG(S) 0
 NO. OF DWELLING UNITS: BEFORE 0 AFTER 0
 CONSTRUCTION
 NO. OF BLDGS ON PARCEL: BEFORE 0 AFTER 0
 CONSTRUCTION
 USE OF ALL EXISTING BLDGS N/A
 DESCRIPTION OF WORK & INTENDED USE:
paved parking lot
expansion for 62 cars

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
 SETBACKS: FRONT: _____ from Property Line (PL) or _____ from center of ROW, whichever is greater
 SIDE: _____ from PL REAR: _____ from PL
 MAXIMUM HEIGHT NA
 MAXIMUM COVERAGE OF LOT BY STRUCTURES NA

LANDSCAPING/SCREENING REQUIRED: YES NO
 PARKING REQUIREMENT: NA
 SPECIAL CONDITIONS: per stamped plans dated 12/12/01
 CENSUS TRACT 110 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 John H. Decker President Date 7-6-01
 Department Approval Ronnie Edwards Date 12/14/01

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting	<u>U. Beusley</u>		Date <u>12/14/01</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)