

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

AL

BLDG PERMIT NO. <u>82108</u>
FILE # <u>SS-2001-197</u>

PLANNING CLEARANCE

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

625 Rae Lynn St. THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS ~~625 Rae Lynn St.~~
 SUBDIVISION _____
 FILING _____ BLK _____ LOT _____

TAX SCHEDULE NO. 2945-054-00-101/102
 SQ. FT. OF PROPOSED BLDG(S)/ADDITION 53,000±
 SQ. FT. OF EXISTING BLDG(S) 5,500±

OWNER JAMES P. KOEHLER
 ADDRESS P.O. Box 15 (605-229-0030)
 TELEPHONE ABERDEEN, SD 57401
 APPLICANT JIM BELL
 ADDRESS 582 STARLIGHT DR. G.J., 81504
 TELEPHONE 261-7900

NO. OF DWELLING UNITS: BEFORE _____ AFTER _____
 CONSTRUCTION
 NO. OF BLDGS ON PARCEL: BEFORE 1 AFTER 1
 CONSTRUCTION
 USE OF ALL EXISTING BLDGS RETAIL / SERVICE
 DESCRIPTION OF WORK & INTENDED USE: _____
HOTEL CONSTRUCTION, SITE DEVELOP.

✓ 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-2
 SETBACKS: FRONT: 15' from Property Line (PL) or _____
 from center of ROW, whichever is greater
 SIDE: 0' from PL REAR: 10' from PL
 MAXIMUM HEIGHT 50' - VAR-2001-007
 MAXIMUM COVERAGE OF LOT BY STRUCTURES N/A Z FAR

LANDSCAPING/SCREENING REQUIRED: YES X NO _____
 PARKING REQUIREMENT: 88
 SPECIAL CONDITIONS: _____

 CENSUS TRACT 9 TRAFFIC ZONE 6 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 J.E. Bell
 Department Approval Antonia J. Castello

Date 12-17-01
 Date 12-17-01

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO	W/O No. <u>14436</u>
Utility Accounting <u>T. Benseley</u>	Date <u>12/17/01</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)