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|---------------------------|--------------------------------|
| Planning \$ <u> </u> | Drainage \$ <u> </u> |
| TCP \$ <u> </u> | School Impact \$ <u> </u> |

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|------------------------------|
| BLDG PERMIT NO. <u>86203</u> |
| FILE # <u>SPR-2002-164</u> |

PLANNING CLEARANCE

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

Grand Junction Community Development Department

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 205 MAIN ST
 SUBDIVISION HAWTHORN REPLAT
 FILING BLK LOT 1

TAX SCHEDULE NO. 2945-143-23020
 SQ. FT. OF PROPOSED BLDG(S)/ADDITION N/A Found Only
 SQ. FT. OF EXISTING BLDG(S)

OWNER WESTERN HOSPITALITY LLC.
 ADDRESS 205 MAIN ST 81501
 TELEPHONE 248-2525

NO. OF DWELLING UNITS: BEFORE 0 AFTER 0
 CONSTRUCTION
 NO. OF BLDGS ON PARCEL: BEFORE 0 AFTER 1
 CONSTRUCTION
 USE OF ALL EXISTING BLDGS N/A

APPLICANT KEVIN REIMER
 ADDRESS 205 MAIN ST 81501
 TELEPHONE 248-2525

DESCRIPTION OF WORK & INTENDED USE:
Foundation for new
hotel

** Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.*

BUILDING PLANNING CLEARANCE @ END SEPT

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE B-2
 SETBACKS: FRONT: 15' from Property Line (PL) or
 from center of ROW, whichever is greater
 SIDE: 0' from PL REAR: 0' from PL

LANDSCAPING/SCREENING REQUIRED: YES X NO
 PARKING REQUIREMENT: At Final

MAXIMUM HEIGHT
 MAXIMUM COVERAGE OF LOT BY STRUCTURES 40 FAR

** SPECIAL CONDITIONS: Frontyard setback
 reduced to 0' by Director; Foundation
 only*
 CENSUS TRACT 1 TRAFFIC ZONE 43 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 [Signature]
 Department Approval [Signature]

Date 9/5/02
 Date 9/5/02

| | | | |
|--|-----|--|--|
| Additional water and/or sewer tap fee(s) are required: | YES | NO <input checked="" type="checkbox"/> | W/O No. <u>NOT FINAL PLANNING UNTIL SEPT</u> |
| Utility Accounting <u>Marshall-Calo</u> | | | Date <u>9/5/02</u> |

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning and Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)