

Planning \$ <u>10.00</u>	Drainage \$ <u>—</u>
TCP \$ <u>—</u>	School Impact \$ <u>—</u>

BLDG PERMIT NO. <u>82937</u>
FILE #

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

*Handwritten initials/signature*

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 755 Horizon DR TAX SCHEDULE NO. 2701-361-00-091

SUBDIVISION — CURRENT FAIR MARKET VALUE OF STRUCTURE \$ 4,119,080

FILING — BLK — LOT — ESTIMATED REMODELING COST \$ 15,000.00

OWNER Coco's Rest Holiday Inn NO. OF DWELLING UNITS BEFORE 0 AFTER 0  
CONSTRUCTION

ADDRESS 755 Horizon DR USE OF ALL EXISTING BLDGS REST

TELEPHONE 260 0364 DESCRIPTION OF WORK & INTENDED USE: REMOVING OF EXISTING FREEZER  
and COOLER and Installing

APPLICANT McGLEESON NEW ASPER PLANS

ADDRESS 523 FLORENCE RD

TELEPHONE 970 242 8035

✓ 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 SPECIAL CONDITIONS: —

PARKING REQUIREMENT: —

LANDSCAPING/SCREENING REQUIRED: YES — NO — CENSUS TRACT 10 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 *Alan Murch* Date 1-17-002

Department Approval *Pat Bushman* Date 1-17-02

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting	<u>T. Bensley</u>		Date <u>1/17/02</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)