

Planning \$ <u>Pdw/APP.</u>	Drainage \$ <u>0</u>
TCP \$ <u>0</u>	School Impact \$ <u>0</u>

BLDG PERMIT NO. <u>N/A</u>
FILE # <u>MSP-2002-143</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 2697 HWY 50, GJ

SUBDIVISION N/A

FILING N/A BLK N/A LOT N/A

OWNER Choice Hotels Int'l

ADDRESS 2697 Hwy 50

TELEPHONE 970/245-3355

APPLICANT Deborah L. Fox

ADDRESS 2697 Hwy 50

TELEPHONE 970/245-3355

TAX SCHEDULE NO. 2945-261-00-024

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 102

SQ. FT. OF EXISTING BLDG(S) 11,368

NO. OF DWELLING UNITS: BEFORE 0 AFTER 0  
CONSTRUCTION

NO. OF BLDGS ON PARCEL: BEFORE 1 AFTER 1  
CONSTRUCTION

USE OF ALL EXISTING BLDGS OFFICE

DESCRIPTION OF WORK & INTENDED USE: OFFICE

*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: 15' from Property Line (PL) or  
from center of ROW, whichever is greater

SIDE: 0' from PL REAR: 10' from PL

MAXIMUM HEIGHT 40'

MAXIMUM COVERAGE OF LOT BY STRUCTURES 100% FAR

LANDSCAPING/SCREENING REQUIRED: YES NO X only *Maintenance*

PARKING REQUIREMENT: Existing

SPECIAL CONDITIONS: Per Plan

CENSUS TRACT 13 TRAFFIC ZONE 80 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 Deborah L. Fox Date 08-09-2002

Department Approval Santa J. Postello Date 8/9/02

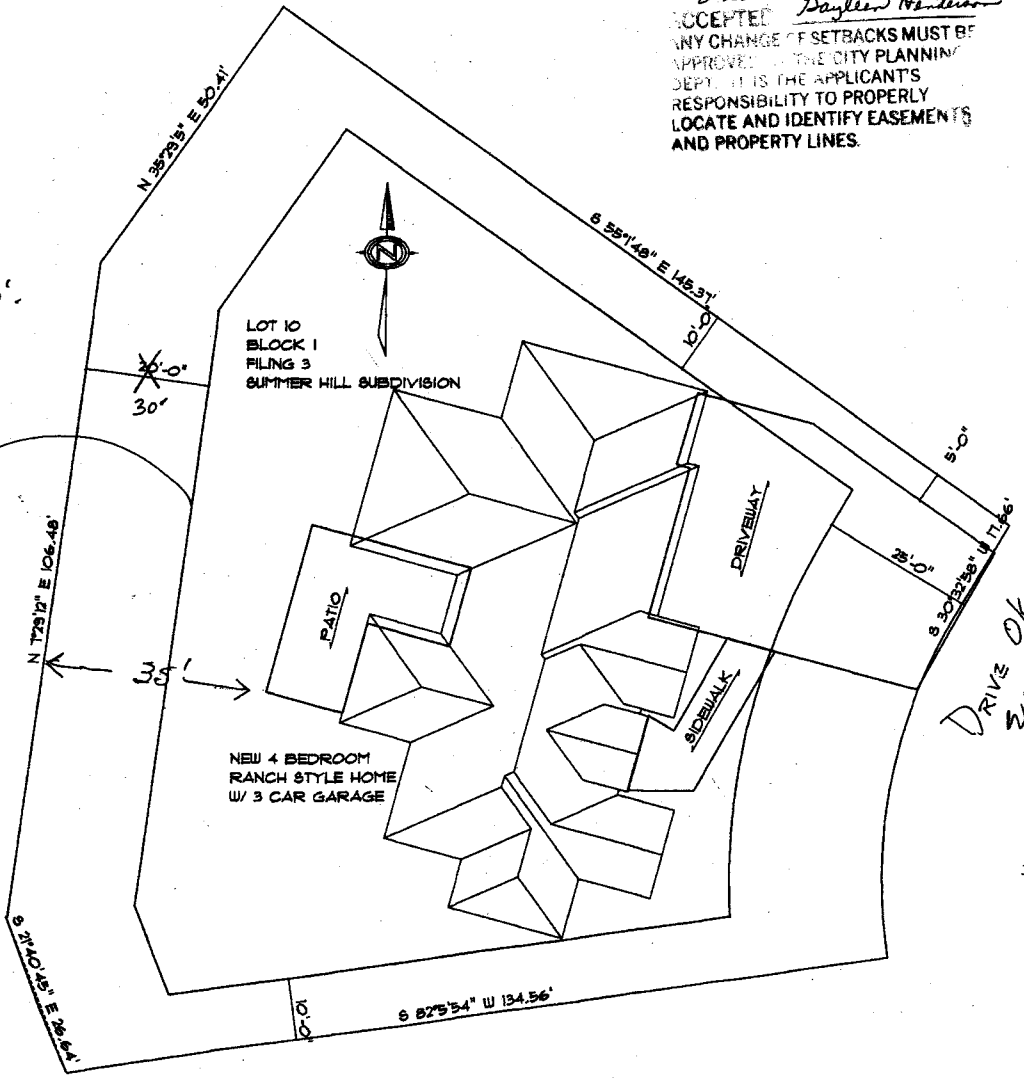
Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>No chg in use</u>
Utility Accounting	<u>Marshall Cole</u>		Date <u>8/12/02</u>

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)

8-28-02 *Baylees Henderson*  
ACCEPTED  
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.

*Setback line is incorrect. Setback is 30'*



*DRIVE OK  
24 8/28/02  
HAYEN CREST CIRCLE*