

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

BLDG PERMIT NO.
FILE # <u>1AR-2002-135</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 <u>625 Rae Lynn St</u> SUBDIVISION <u>24 Rd Holiday, In Single Sub</u> FILING _____ BLK _____ LOT <u>1</u> OWNER <u>Budget Motel Management, Inc.</u> ADDRESS <u>625 Rae Lynn St</u> TELEPHONE _____ APPLICANT <u>Tyler Ascher - D&K CMI</u> ADDRESS <u>1893 Hartz Ct, Frisco, 81521</u> TELEPHONE <u>(970) 964-5002</u>	TAX SCHEDULE NO. <u>2945-054-08-001</u> SQ. FT. OF PROPOSED BLDG(S)/ADDITION <u>N/A</u> SQ. FT. OF EXISTING BLDG(S) <u>N/A</u> NO. OF DWELLING UNITS: BEFORE <u>0</u> AFTER <u>0</u> CONSTRUCTION NO. OF BLDGS ON PARCEL: BEFORE <u>1</u> AFTER <u>1</u> CONSTRUCTION USE OF ALL EXISTING BLDGS <u>Hotel</u> DESCRIPTION OF WORK & INTENDED USE: <u>construction of 16' landscape fence</u>
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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 <u>D-2</u> SETBACKS: FRONT: _____ from Property Line (PL) or from center of ROW, whichever is greater SIDE: <u>0'</u> from PL REAR: <u>0'</u> from PL MAXIMUM HEIGHT <u>10'</u> MAXIMUM COVERAGE OF LOT BY STRUCTURES <u> </u>	LANDSCAPING/SCREENING REQUIRED: YES <input checked="" type="checkbox"/> NO _____ PARKING REQUIREMENT: _____ SPECIAL CONDITIONS: _____ CENSUS TRACT <u>9</u> TRAFFIC ZONE <u>6</u> ANNX _____
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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 <u>Tyler D. Ascher</u>	Date <u>8/15/02</u>
Department Approval <u>[Signature]</u>	Date <u>8/15/02</u>

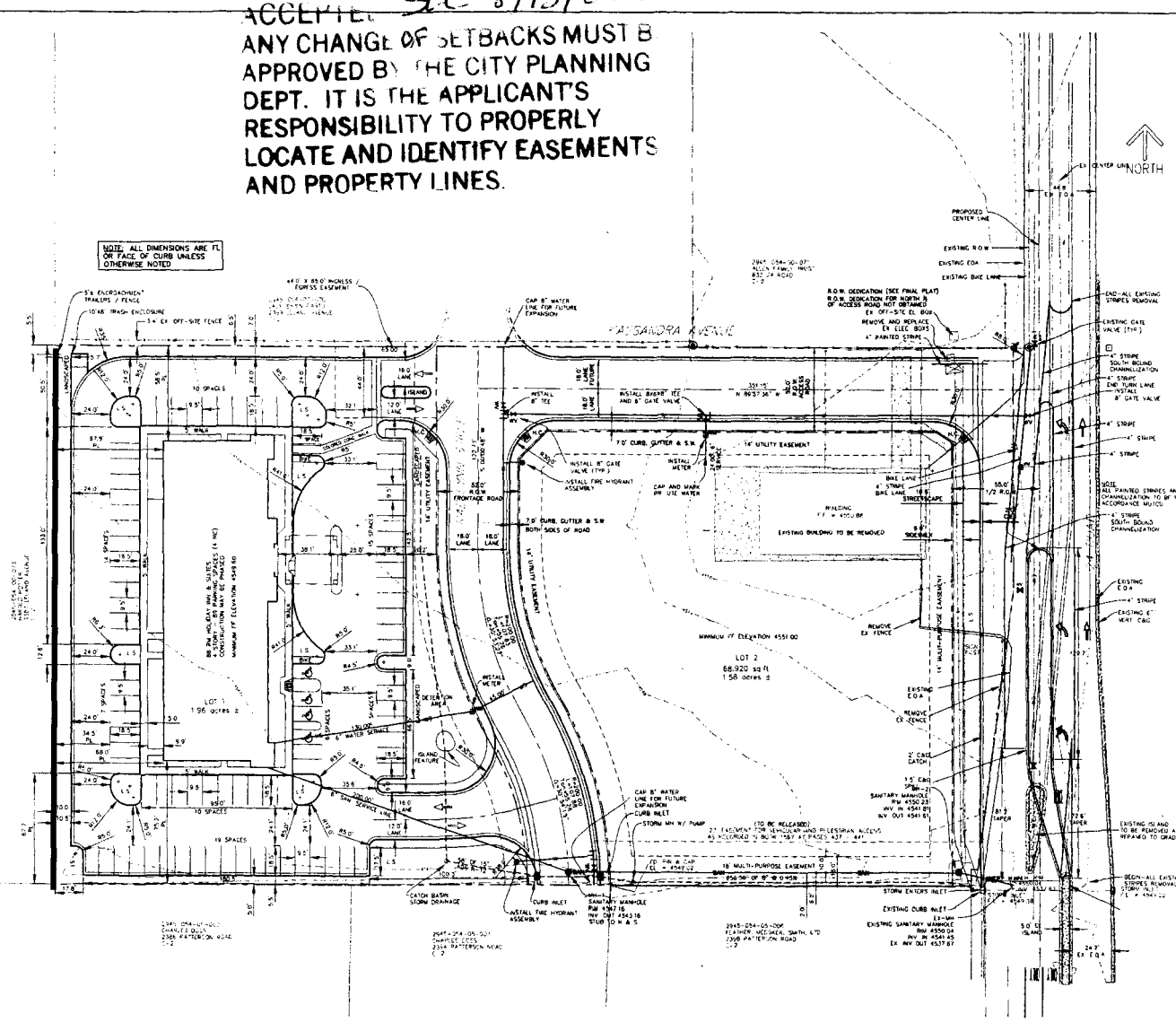
Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No <u>prem 39871</u>
Utility Accounting <u>Kate Elabeny</u>	Date <u>8/15/02</u>		

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)

ACCEPTED *SLC 8/15/02*
 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.

NOTE: ALL DIMENSIONS ARE FL OR FACE OF CURB UNLESS OTHERWISE NOTED



GRADING NOTES:
 1. LOT GRADING AND DRAINAGE SHALL CONFORM TO THE CITY OF GRAND JUNCTIONS ADMINISTRATIVE REGULATION NO. 11-01
 2. FF ELEVATIONS ARE BASED ON EXISTING GRAUND AND NO LOT GRADING TO BE DONE
 3. FF ELEVATIONS MAY VARY IF LOT GRADING IS PERFORMED FOLLOWING THE AFOREMENTIONED GUIDELINES
 4. ALL CHANGES TO THE FF ELEVATIONS MUST BE APPROVED BY THE ENGINEER

UTILITY VENDORS:
 WATER: UTE WATER CONSERVANCY
 ELECTRIC: PUBLIC SERVICE COMPANY / XCEL
 GAS: PUBLIC SERVICE COMPANY / XCEL
 TELEPHONE: WEST / QUEST
 CABLE: CITY OF GRAND JUNCTION
 SANITARY: CITY OF GRAND JUNCTION

CONSTRUCTION NOTES:
 ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST CITY OF GRAND JUNCTIONS STANDARDS AND SPECIFICATIONS

LAND USE:
 DEDICATED R.O.W. = 0.85 AC / 19%
 LOT 1 = 1.96 AC / 44%
 LOT 2 = 1.58 AC / 37%
 TOTAL = 4.52 AC / 100%

ABBREVIATIONS:
 EOA EDGE OF ASPHALT
 PC POINT OF CURVATURE
 PT POINT OF TANGENCY
 BOW BACK OF WALK
 EX EXISTING
 EL ELEVATION
 ROW RIGHT-OF-WAY
 LS LANDSCAPED PROPOSED
 PRE PROPOSED
 MH MANHOLE
 FES FLARED END SECTION WITH ACRES
 FF FINISHED FLOOR
 MCR MANDATORY RAMP
 FES FLARED END SECTION

LEGEND:
 --- EXISTING CONTOURS
 --- EXISTING TELEPHONE
 --- EXISTING WATER LINE AND VALVE
 --- EXISTING OVERHEAD POWER LINE AND UTILITY POLE
 --- EXISTING GAS LINE
 --- EXISTING TELEPHONE LINE
 --- EXISTING EDGE OF PAVEMENT
 --- PROPOSED WATER LINE AND FIRE HYDRANT
 --- PROPOSED SEWER LINE, MANHOLE, AND FLOW SECTION

Major or Minor Site Plan Approval:
 Pursuant to Section 12.2 (2)(b) or 12.2 (2)(c) of the Grand Junction Zoning and Development Code and of applicable resolutions having been adopted in accordance with the procedure in the subsections of the subsection, the Site Plan has been approved on 12-17-01.
 In accordance with Section 12.2(2)(c)(iv) of Section 12.2(2)(c)(iv), this approval shall remain in effect until such time as the applicant files a new site plan.

Prepared by: *John A. ...*
 Checked by: *John A. ...*
 Date: 12-17-01
 City of Grand Junction, Colorado

Rhino Engineering, Inc.
 1394 UTE AVENUE
 GRAND JUNCTION, CO 81501
 970.241.6087 Fax 970.256.7992

Final Acceptance
 DATE: 9-14-01
 SCALE: 1" = 30'
 PROJECT NO: 00080.01
 SHEET NO: 3

NO.	DATE	DESCRIPTION	BY
1	8-27-01	NEW FIRE HYDRANT LOCATIONS	JED
2	11-16-01	CITY COMMENTS	JED
3	12-12-01	CITY COMMENTS	JED