

Planning \$ _____	Drainage \$ _____
TCP \$ _____	School Impact \$ _____

BLDG PERMIT NO. 8-11-02 ^{N/A}
FILE # <u>SPR-2002-1104</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 ~~Ed Hawthorn Replat~~

FILING _____ BLK _____ LOT 3

OWNER WESTERN HOSPITALITY LLC.

ADDRESS 205 MAIN ST 81501

TELEPHONE 970-242-2525

APPLICANT KEVIN REIMER

ADDRESS 205 MAIN ST. 81501

TELEPHONE 970-242-2525

TAX SCHEDULE NO. 2945-143-03-020

SQ. FT. OF PROPOSED BLDG(S)/ADDITION ~~49,000~~

SQ. FT. OF EXISTING BLDG(S) N/A ^{Parking}

NO. OF DWELLING UNITS: BEFORE 0 AFTER 0
CONSTRUCTION

NO. OF BLDGS ON PARCEL: BEFORE 0 AFTER 0
CONSTRUCTION

USE OF ALL EXISTING BLDGS N/A

DESCRIPTION OF WORK & INTENDED USE: Parking lot for New Hotel

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 B-2

SETBACKS: FRONT: _____ from Property Line (PL) or _____ from center of ROW, whichever is greater

SIDE: _____ from PL REAR: _____ from PL

MAXIMUM HEIGHT _____

MAXIMUM COVERAGE OF LOT BY STRUCTURES _____

LANDSCAPING/SCREENING REQUIRED: YES NO

PARKING REQUIREMENT: 43 sp.

SPECIAL CONDITIONS: New Parking lot 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]

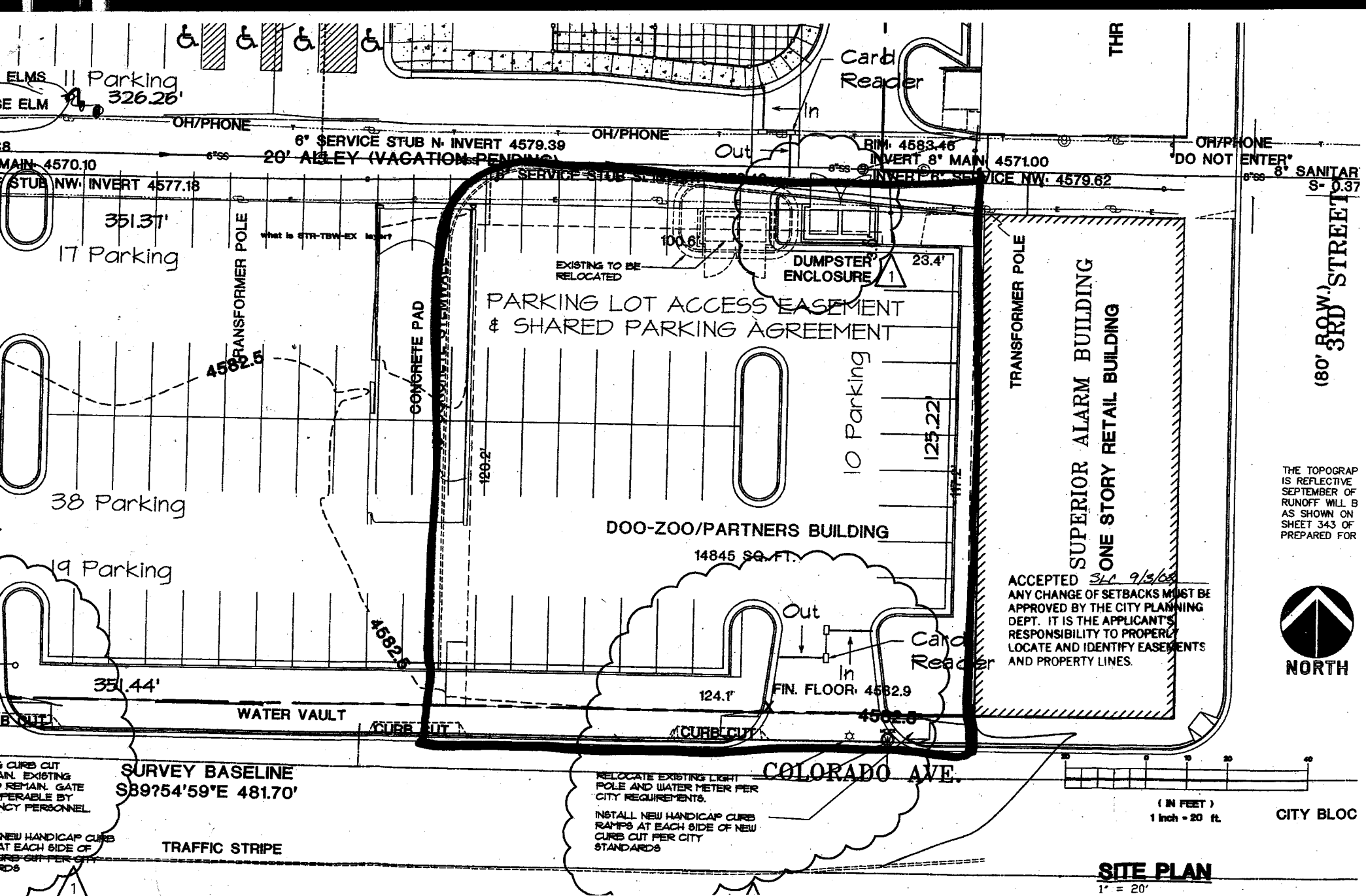
Date 9/3/02

Date 9/3/02

Additional water and/or sewer tap fee(s) are required: YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	W/O No. <u>Parking only; Final Planning not issued</u>
Utility Accounting <u>Marshall Colo</u>	Date <u>9/3/02</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)



PARKING LOT ACCESS EASEMENT
& SHARED PARKING AGREEMENT

DOO-ZOO/PARTNERS BUILDING

14845 SQ. FT.

SUPERIOR ALARM BUILDING
ONE STORY RETAIL BUILDING

ACCEPTED *St. 9/3/08*
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.



(IN FEET)
1 inch = 20 ft.

CITY BLOC

SITE PLAN
1" = 20'

THE TOPOGRAPH IS REFLECTIVE SEPTEMBER OF RUNOFF WILL BE AS SHOWN ON SHEET 343 OF PREPARED FOR

(80' ROW) 3RD STREET

THR

Card Reader

DUMPSTER ENCLOSURE

Card Reader

COLORADO AVE.

TRAFFIC STRIPE

SURVEY BASELINE
S89°54'59"E 481.70'

RELOCATE EXISTING LIGHT POLE AND WATER METER PER CITY REQUIREMENTS.
INSTALL NEW HANDICAP CURB RAMPS AT EACH SIDE OF NEW CURB CUT PER CITY STANDARDS

NEW HANDICAP CURB AT EACH SIDE OF CURB CUT PER CITY STANDARDS

NEW HANDICAP CURB AT EACH SIDE OF CURB CUT PER CITY STANDARDS

NEW HANDICAP CURB AT EACH SIDE OF CURB CUT PER CITY STANDARDS

NEW HANDICAP CURB AT EACH SIDE OF CURB CUT PER CITY STANDARDS

NEW HANDICAP CURB AT EACH SIDE OF CURB CUT PER CITY STANDARDS

NEW HANDICAP CURB AT EACH SIDE OF CURB CUT PER CITY STANDARDS