

Planning \$ <u>5.00</u>	Drainage \$ <u>Ø</u>
TCP \$ <u>Ø</u>	School Impact \$ <u>Ø</u>

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BLDG PERMIT NO. <u>89327</u>
FILE #

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 2697 Hwy 50  
SUBDIVISION N/A  
FILING N/A BLK N/A LOT N/A

TAX SCHEDULE NO. 2945-261-00-034  
CURRENT FAIR MARKET VALUE OF STRUCTURES \$ 629,500.00  
ESTIMATED REMODELING COST \$ 16,000

OWNER Choice Hotels International  
ADDRESS 2697 Hwy 50  
TELEPHONE (970) 245-3355  
APPLICANT Sun King Management  
ADDRESS PO Box 3299  
TELEPHONE (970) 245-9173

NO. OF DWELLING UNITS: BEFORE 0 AFTER 0  
CONSTRUCTION  
USE OF ALL EXISTING BLDGS Choice Hotels  
DESCRIPTION OF WORK & INTENDED USE:  
Replace existing HVAC equipment  
with new equipment

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>C-1</u>	<b>NOTE</b> MAY 5 2003 In 2002 PC issued for \$89,400 SPECIAL CONDITIONS: <u>interior remodel</u> <u>We can issue PC due to being</u> <u>under 25% w/ addition of</u> <u>this remodel.</u>
PARKING REQUIREMENT: <u>N/A</u>	CENSUS TRACT _____ TRAFFIC ZONE _____ ANNEX _____
LANDSCAPING/SCREENING REQUIRED: YES _____ NO <u>X</u>	

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 [Signature] Date 5-2-03  
640-3307  
Department Approval [Signature] Date 5-5-03

Additional water and/or sewer tap fee(s) are required: YES _____ NO <u>✓</u>	W/O No.
Utility Accounting <u>[Signature]</u>	Date <u>5/5/03</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)