

Planning \$ <u>Pd w/ App</u>	Drainage <u>A</u>
TCP \$ <u>A</u>	School Impact \$ <u>A</u>

2

DG PERMIT NO.
FILE # <u>CUP-2004-168</u>

PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)

Grand Junction Community Development Department

38928-8627

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 734 HORIZON DRIVE

TAX SCHEDULE NO. 2701-364-28-008

SUBDIVISION HORIZON/70 COURT

SQ. FT. OF EXISTING BLDG(S) UNKNOWN

FILING OCT 16, 1978 BLK HZN/70 LOT 1,2,3,4

SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 240'
(12' x 20')

OWNER PYRAMID HOTEL GROUP

MULTI-FAMILY:
NO. OF DWELLING UNITS: BEFORE 0 AFTER 0
CONSTRUCTION

ADDRESS 734 HORIZON DRIVE

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

CITY/STATE/ZIP GRAND JUNCTION CO 81506

USE OF ALL EXISTING BLDG(S) HOTEL

APPLICANT NEXTEL TETRA TECH

DESCRIPTION OF WORK & INTENDED USE: ADDITION OF
ROOF MOUNTED ANTENNAS AND
PRE-FAB EQUIPMENT SHELTER.

ADDRESS 333 INVERNESS DRIVE S.

CITY/STATE/ZIP ENGLEWOOD CO 80112

TELEPHONE 303-472-0588

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>	LANDSCAPING/SCREENING REQUIRED: YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
SETBACKS: FRONT: _____ from Property Line (PL) or _____ from center of BOW, whichever is greater SIDE: _____ from PL REAR: _____ from PL	PARKING REQUIREMENT: <u>A</u>
MAX. HEIGHT _____	SPECIAL CONDITIONS: _____
MAX. COVERAGE OF LOT BY STRUCTURES <u>N/A</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.

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] Date 7-16-2004
 Department Approval [Signature] Date 10/18/04

Additional water and/or sewer tap fee(s) are required:	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>	W/O No. <u>antennas etc</u>
Utility Accounting <u>[Signature]</u>			Date <u>10/21/04</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)