

Planning \$ <u>5.00</u>
TCP \$
Drainage \$
SIF\$

**PLANNING CLEARANCE**  
(Multifamily & Nonresidential Remodels and Change of Use)  
**Community Development Department**

BLDG PERMIT NO.
FILE #

Building Address 743 HORIZON DRIVE  
Parcel No. 2701-364-28-008  
Subdivision HORIZON  
Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot 1 thru 4

Multifamily Only:  
No. of Existing Units \_\_\_\_\_ No. Proposed \_\_\_\_\_  
Sq. Ft. of Existing \_\_\_\_\_ Sq. Ft. Proposed \_\_\_\_\_  
Sq. Ft. of Lot / Parcel 228,254  
Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
(Total Existing & Proposed) 150,000

**OWNER INFORMATION:**

Name STONEBRIDGE COMPANIES  
GRAND JUNCTION, LLC  
Address 9100 E. PANORAMA DR, SUITE 300  
City / State / Zip ENGLEWOOD, CO 80112

**DESCRIPTION OF WORK & INTENDED USE:**

Remodel  Addition  
 Change of Use (\*Specify uses below)  
 Other: \_\_\_\_\_

**\* FOR CHANGE OF USE:**

\*Existing Use: HOTEL/MOTEL  
\*Proposed Use: HOTEL/MOTEL

**APPLICANT INFORMATION:**

Name DESIGN SPECIALISTS, PC  
Address 917 MAIN ST.  
City / State / Zip GRAND JCT., CO 81501  
Telephone 241-1903

Estimated Remodeling Cost \$ 200,000  
Current Fair Market Value of Structure \$ ~~4,000,000~~  
7,404,920

**REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, driveway location & width & all easements & rights-of-way which abut the parcel.**

**THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF**

ZONE C-1 Maximum coverage of lot by structures N/A  
SETBACKS: Front 15' from property line (PL) Landscaping/Screening Required: YES \_\_\_\_\_ NO X  
Side 0' from PL Rear 10' from PL Parking Requirement N/A  
Maximum Height of Structure(s) 40' Special Conditions: Interior remodel  
Voting District \_\_\_\_\_ Ingress / Egress Location Approval any  
(Engineer's Initials)

Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (Section 305, Uniform Building 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 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 Signature [Signature] Date 10-25-05  
Department Approval [Signature] Date 10-25-05

Additional water and/or sewer tap fee(s) are required: YES  NO  W/O No. \_\_\_\_\_  
Utility Accounting [Signature] Date 10/25/05

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)  
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)