Planning \$	10.00	Drainage \$
TCP \$	<i></i>	School Impact \$

BLDG PERMIT NO.	
FILE #	

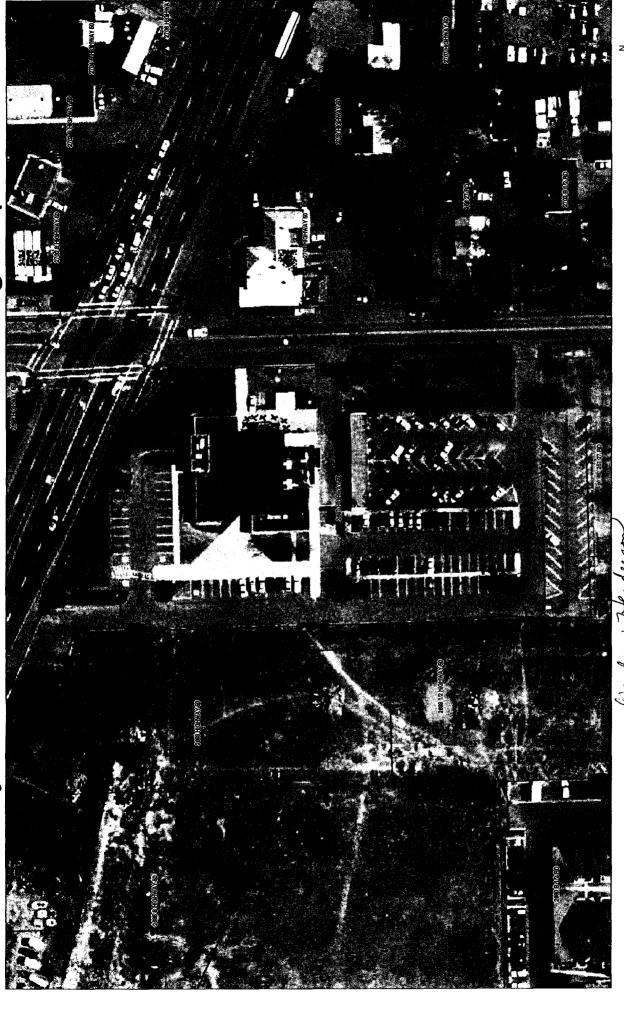
## PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development) **Grand Junction Community Development Department** 

THIS SECTION TO BE CO	MPLETED BY APPLICANT
BUILDING ADDRESS 2697 Huy 50	TAX SCHEDULE NO. 2945-261-00-039
SUBDIVISION	SQ. FT. OF EXISTING BLDG(S) 1/1368
FILING BLK LOT	SQ. FT. OF PROPOSED BLDG(S)/ADDITONS
OWNER CHOICE HOTELS INT.  ADDRESS 2697 Huy 50	MULTI-FAMILY:  NO. OF DWELLING UNITS: BEFOREAFTER CONSTRUCTION
CITY/STATE/ZIP GRAND DET CO 8/07	NO. OF BLDGS ON PARCEL: BEFORE AFTER CONSTRUCTION four number value 708,240.  USE OF ALL EXISTING BLDG(S)  Estimated remodeling Cost 3,000.  DESCRIPTION OF WORK & INTENDED USE: [N. 5774]
APPLICANT SUN KING	estimated remodeling Cost 3,000.
ADDRESS $\frac{1-5}{100} \times \frac{5297}{100}$	DESCRIPTION OF WORK & INTENDED USE: 1N 5774CC
CITY/STATE/ZIP C7 RAM JZT (W 8750)	8 CHAM Link FENCE/
TELEPHONE (970) 245 - 9173	8' CHAM LINK FENCE/ ENCLOSIBE
Submittal requirements are outlined in the SSID (Submittal	, , ,
THIS SECTION TO BE COMPLETED BY COMM	IUNITY DEVELOPMENT DEPARTMENT STAFF
ZONE C-/	LANDSCAPING/SCREENING REQUIRED: YESNO
SETBACKS: FRONT: from Property Line (PL) or	PARKING REQUIREMENT:
from center of ROW, whichever is greater  SIDE: from PL REAR: from PL	SPECIAL CONDITIONS:
MAX. HEIGHT	~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~
MAX. COVERAGE OF LOT BY STRUCTURES	
	3
Modifications to this Planning Clearance must be approved, in writing authorized by this application cannot be occupied until a final inspecies under the Building Department (Section 307, Uniform Building guaranteed prior to issuance of a Planning Clearance. All other recissuance of a Certificate of Occupancy. Any landscaping required by The replacement of any vegetation materials that die or are in an Development Code.	, by the Community Development Department Director. The structure ction has been completed and a Certificate of Occupancy has been Code). Required improvements in the public right-of-way must be quired site improvements must be completed or guaranteed prior to this permit shall be maintained in an acceptable and healthy condition unhealthy condition is required by the Grand Junction Zoning and
Four (4) sets of final construction drawings must be submitted and so One stamped set must be available on the job site at all times.	tamped by City Engineering prior to issuing the Planning Clearance.
I hereby acknowledge that I have read this application and the informal laws, regulations, or restrictions which apply to the project. I understabut not necessarily be limited to non-use of the building(s).	ation is correct; I agree to comply with any and all codes, ordinances, and that failure to comply shall result in legal action, which may include
Applicant's Signature	Date 12-30-05
Department Approval Baylein Henderson	Date 12-30-05
Additional water and/or sewer tap fee(s) are required: YES	NO W/O No.
Utility Accounting (Bulley	Date 12/30/05
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Secti	on 2.2 C.1 Grand Junction Zoning and Development Code

(Goldenrod: Utility Accounting) (White: Planning) (Yellow: Customer) (Pink: Building Department)

## City of Grand Junction GIS Zoning Map @



Friday, December 30, 2005 3:26 PM