

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

(N)

BLDG PERMIT NO.
FILE #

PLANNING CLEARANCE

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

Grand Junction Community Development Department

Wright Field

67744-4335

THIS SECTION TO BE COMPLETED BY APPLICANT

21.31

BUILDING ADDRESS 1810 NORTH AVE, GJ, CO TAX SCHEDULE NO. 2945-123-28-002

SUBDIVISION X SQ. FT. OF EXISTING BLDG(S) _____

FILING X BLK X LOT X SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 48

OWNER RICK APPELEGATE

MULTI-FAMILY:
NO. OF DWELLING UNITS: BEFORE 34 AFTER 34
CONSTRUCTION

ADDRESS 1810 NORTH AVE

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

CITY/STATE/ZIP GRAND JCT., CO, 81502

USE OF ALL EXISTING BLDG(S) MOTEL w/OFFICE, RESTAURANT

APPLICANT RICK APPELEGATE

DESCRIPTION OF WORK & INTENDED USE: GLASSED w/DOOR VESTIBULE OVER NEW ENTRY DOOR

ADDRESS 1810 NORTH AVE.

CITY/STATE/ZIP GRAND JCT. CO 81502

TELEPHONE 970-245 9010, 270-5310

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 _____ NO <u>X</u>
SETBACKS: FRONT: <u>15'</u> from Property Line (PL) or _____ from center of ROW, whichever is greater	PARKING REQUIREMENT: <u>N/A</u>
SIDE: <u>0</u> from PL REAR: <u>10</u> from PL	SPECIAL CONDITIONS: <u>Exterior remodel</u>
MAX. HEIGHT _____	_____
MAX. COVERAGE OF LOT BY STRUCTURES _____	_____

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 Kenny Dwyer f/ RICK APPELEGATE, OWNER OF GJ-APPELEGATE, LLC, DEVELOPMENT Date 3-2-05

Department Approval Y/Isu Magar Date 3-2-05

Additional water and/or sewer tap fee(s) are required:	YES	<input checked="" type="checkbox"/> NO	W/O No.
Utility Accounting	<u>0</u>		Date <u>3/2/05</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)

EXISTING

3/2/05

ACCEPTED *U/15/04*
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPARTMENT. THE PLANNING
DEPARTMENT WILL IDENTIFY PROPERLY
LOCATED EASEMENTS AND PROPERTY LINES

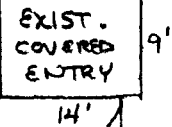
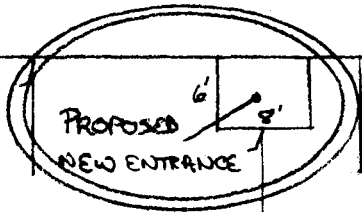
WRIGLEY FIELD /
TIMBERS MOTEL
1810 NORTH AVE.
GRAND JUNCTION, CO
81502
970-245-9010
RICK APPLIGATE / OWNER
970-270-5310

EXISTING

EXISTING
BUILDING

9'9"
O BACK
OF CURB

80' ±



37' TO BACK OF CURB
31'
28'