

EQM 28.44

Planning \$ <u> </u>	Drainage \$ <u>222.00</u>
TCP \$ <u>2883.00</u>	School Impact \$ <u> </u>

LDG PERMIT NO.
FILE # <u>SPR-2008-022</u>

Inspection Fee: \$450

PLANNING CLEARANCE

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 708 HORIZON DR., GJ, CO TAX SCHEDULE NO. 2701-364-00-074

SUBDIVISION N/A SQ. FT. OF EXISTING BLDG(S) ~ 15,310

FILING N/A BLK N/A LOT N/A SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 900

OWNER AL SARTI / ERNA - TRUSTEES ETAL MULTI-FAMILY:
 NO. OF DWELLING UNITS: BEFORE N/A AFTER N/A
 CONSTRUCTION

ADDRESS 236 JIBBOOM ST.
 CITY/STATE/ZIP SACRAMENTO, CA 95811-0108 NO. OF BLDGS ON PARCEL: BEFORE 6 AFTER 6
 CONSTRUCTION

APPLICANT FOX CONSTRUCTION USE OF ALL EXISTING BLDG(S) MOTEL

ADDRESS 13 COLOMBARD CT. DESCRIPTION OF WORK & INTENDED USE: ADD
900 SQ.FT. RESTROOM / BREAKFAST BAR
TO EXISTING OFFICE / MOTEL

CITY/STATE/ZIP GRAND JUNCTION, CO 81503

TELEPHONE (970) 245-1369

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 C-1 LANDSCAPING/SCREENING REQUIRED: YES X NO

SETBACKS: FRONT: 15' from Property Line (PL) or
 from center of ROW, whichever is greater
 SIDE: 0' from PL REAR: 10' from PL

PARKING REQUIREMENT: per plan

MAX. HEIGHT 65' SPECIAL CONDITIONS: none

MAX. COVERAGE OF LOT BY STRUCTURES 1 FAR

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 Charles J. Fry Date 12-10-2007

Department Approval Adam Olse Date 4-1-08

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No <u>NO REST JUST SINK</u>
Utility Accounting <u>CM Cole</u>			Date <u>4/28/08</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)