

TCP \$
Drainage \$
SIF \$
Inspection \$

8627-0

Planning \$ 500
Bldg Permit #
File #

## PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

**Public Works & Planning Department**

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

Multifamily Only:  
 No. of Existing Units 1 No. Proposed \_\_\_\_\_  
 Sq. Ft. of Existing \_\_\_\_\_ Sq. Ft. Proposed \_\_\_\_\_  
 Sq. Ft. of Lot / Parcel 10,326 ACRES  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) 177,880

**OWNER INFORMATION:**

Name Grand Conjunction, LLC  
 Address 9100 E. Panorama Dr.  
 City / State / Zip Englewood, CO 80112

**DESCRIPTION OF WORK & INTENDED USE:**

Remodel  Change of Use (\*Specify uses below)  
 Addition  Change of Business  
 Other: interior carpeting, wallpaper, paint  
remodel 2 bedrooms, install reader boards in

**APPLICANT INFORMATION:**

Name Grand Conjunction, LLC  
 Address 9100 E. Panorama Dr.  
 City / State / Zip Englewood, CO 80112  
 Telephone 303-785-3100

\* FOR CHANGE OF USE: lobby  
 \*Existing Use: hotel  
 \*Proposed Use: same

Estimated Remodeling Cost \$ 300,000  
 Current Fair Market Value of Structure \$ 7,68,875

**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 PLANNING STAFF**

ZONE <u>C-1</u>	Maximum coverage of lot by structures <u>N/A</u>
SETBACKS: Front <u>15/25</u> from property line (PL)	Landscaping/Screening Required: YES _____ NO _____
Side <u>0/0</u> from PL Rear <u>10/10</u> from PL	Parking Requirement _____
Maximum Height of Structure(s) <u>40</u>	Floodplain Certificate Required: YES _____ NO <u>X</u>
Voting District _____	Special Conditions: _____
Ingress / Egress Location Approval _____ (Engineer's Initials)	

Modifications to this Planning Clearance must be approved, in writing, by the Public Works & Planning 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.

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).

X Applicant Signature [Signature] Date 12/15/08  
 Planning Approval [Signature] Date 12/15/08

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>NO change in use</u>
Utility Accounting <u>[Signature]</u>	Date <u>12/15/08</u>		

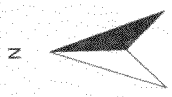
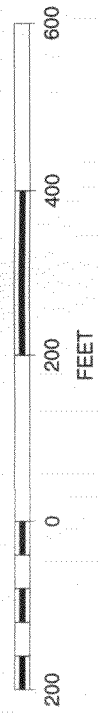
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.4 Grand Junction Zoning & Development Code)  
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

# 743 Horizon Drive

ACCEPTED  
ANY CHANGE OF SETBACKS MUST BE  
APPROVED BY THE CITY PLANNING DIVISION.  
IT IS THE APPLICANT'S RESPONSIBILITY TO  
PROPERLY LOCATE AND IDENTIFY  
PROPERTY AND SETBACK LINES.



SCALE 1 : 2,721



December 15, 2008

## SCOPE OF WORK

Project: Doubletree Inn  
743 Horizon Drive  
rand Junction, CO 81506

The following are items to be completed and/or coordinated in order to complete the remodel of the above referenced facility;

### **Jacuzzi Suites**

1. Remove and replace all tile within the shower and whirlpool baths on rooms 810 and 830. (Floor Tile to remain). Install 18" x 18" Daltile, City View' #CY03 'District Gold', with Mapei #06 'Harvest' Grout with 1/8" grout lines. Seal all grout lines.
2. Patch, repair and/or replace all greenboard drywall behind the removed tile prior to installation of new tile. Place 15 Lb. Building Felt waterproofing behind any new greenboard as required.
3. Remove and replace shower curtain rod and shower curtain as required to complete the shower tile work.
4. Replace the shower pans with new Mincey Marble shower pans in #820 'Macaroon Granite' color. Repair floor surface prior to installing the new shower pans. Seal and caulk all edges of new shower pan.
5. Remove and replace whirlpool Jacuzzi (provide submittal). Remove old Jacuzzi trim and replace with new lever style trim. Work with local plumber and provide submittals of potential replacement trim kits to be approved by Owner. If chrome plate can not be replaced, polish chrome prior to replacing round trim with lever handles.
6. Remove and Replace existing rest room exhaust fan in Rooms #810 and #830. Finish on grill covers to be white plastic. New grill is to cover the opening and area of the existing. Owner recognizes that the vent is not ducted to outside of room. The fan and grill specifications are to be reviewed and approved by owner. Remove old fans and associated materials off-site.

### **Reader Board**

1. Remove drywall and provide opening for the 15 digital display panels at the locations indicated on provided drawings. The work should include patching of finishes and installing wood cove moulding noted below to provide a finished product. Electrical wiring and digital reader board installation by others.
2. Remove mirror on west face of column nearest the front desk. Coordinate with ASI Modulex and replace with new mirror to fill remaining opening in column. Match the existing mirror design.
3. Add 5/8" x 3/4" wood cove moulding at each recessed opening created for the ASI Panels, similar or equal to Wood Moulding Specialties Pattern #96 (attached). Stain to match existing wood trim. Place the 5/8" side against the side of the ASI Panels and lay the other side on the wall with mitered corners.
4. Patch ceiling at same column where ASI Modulex electrical work access takes place. ASI Modulex to use existing patched access space in ceiling near the column to do the electrical work if possible.
5. Remove and relocate existing room signs per the attached ASI Layout sketches and pictures. Patch Vinyl Wallcovering and casework as required.
6. Provide 110v. power outlets, data jacks, conduit, wires, cabling and pull wires for all ASI Modulex panels, smart boxes and server per the attached ASI Modulex sketches and cut sheets.
7. Remove and relocate the room signs adjacent to the meeting rooms per the attached sketches prepared for the ASI Modulex system installation. Patch Vinyl Wallcovering as necessary.

### **Corridors 2-8**

1. Remove and Replace vinyl Wallcovering in all guest room corridors on floors two through eight with owner supplied vinyl Wallcovering. Contractor to supply all glue and installation materials as required for a complete installation. Remove existing wall vinyl materials off-site.
2. Install new Interior sign package.
3. Install owner provided carpet, carpet pad and carpet base in all guest corridors on the 2<sup>nd</sup> through 8<sup>th</sup> floors. Remove old carpet, carpet pad and carpet base off site. Remove and replace furniture, floor outlets or any other obstruction as required to accomplish this task.
4. Paint corridor ceilings.
5. Install corner guards as specified by owner.

Sincerely,

Holly N. Goudy  
Project Manager  
Stonebridge Companies