

DATE SUBMITTED 3-23-94

BUILDING PERMIT NO. \_\_\_\_\_

FEE \$ PAYD

**Foundation  
only**

**PLANNING CLEARANCE**

(Major site plan, development, non-residential development, interior remodels)  
Grand Junction Department of Community Development

BLDG ADDRESS 750 3/4 Horizon Dr. SQ. FT. OF PROPOSED BLDG(S)/ADDITION 27,400

SUBDIVISION \_\_\_\_\_ SQ. FT. OF EXISTING BLDG(S) \_\_\_\_\_

FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT \_\_\_\_\_

TAX SCHEDULE NO. 2701-361- NO. OF FAMILY UNITS \_\_\_\_\_  
NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION \_\_\_\_\_

OWNER Jim Koehler USE OF EXISTING BLDGS \_\_\_\_\_

ADDRESS 415 N 4th St Aberdeen SD 57402

TELEPHONE 605-229-0030 DESCRIPTION OF WORK AND INTENDED USE: FOUNDATION ONLY for Comfort INN

Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.

ZONE H-O DESIGNATED FLOODPLAIN: YES \_\_\_\_\_ NO \_\_\_\_\_

SETBACKS: Front \_\_\_\_\_ from property line or 65' from center of ROW, whichever is greater GEOLOGIC HAZARD: YES \_\_\_\_\_ NO \_\_\_\_\_

Side 15' from property line CENSUS TRACT \_\_\_\_\_ TRAFFIC ZONE \_\_\_\_\_

Rear 15' from property line Parking Req'mt see plan

Maximum Height 65' File Number # 29-94

Maximum coverage of lot by structures \_\_\_\_\_ Special Conditions: \_\_\_\_\_

Landscaping/Screening Req'd see plan FOUNDATION Permit only  
MUST OBTAIN A NEW PERMIT FOR REMAINDER OF CONSTRUCTION

Modifications to this Planning Clearance must be approved, in writing, by this Department. The structure approved by this application cannot be occupied until a Certificate of Occupancy is 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 shall be required.

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 above is correct, and I agree to comply with the requirements above. Failure to comply shall result in legal action.

Department Approval [Signature] Applicant Signature James Koehler by Doug Carlson

Date Approved 3-23-94 Date \_\_\_\_\_

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2D Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department)