

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

Planning \$ <u>1000</u>
Bldg Permit #
File #

## PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

**Public Works & Planning Department**

8636

Building Address 750 3/4 Horizon Dr  
 Parcel No. 2701-364-00-026  
 Subdivision \_\_\_\_\_

Multifamily Only:  
 No. of Existing Units \_\_\_\_\_ No. Proposed \_\_\_\_\_  
 Sq. Ft. of Existing \_\_\_\_\_ Sq. Ft. Proposed \_\_\_\_\_  
 Sq. Ft. of Lot / Parcel \_\_\_\_\_

Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot **PAID** Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) \_\_\_\_\_

**OWNER INFORMATION:**

Name Comfort Inn **RB**  
 Address 750 3/4 Horizon Dr  
 City / State / Zip Grand Junction CO 81506

FEB - 2 2009

DESCRIPTION OF WORK & INTENDED USE:  
 Remodel  Change of Use (\*Specify uses below)  
 Addition  Change of Business  
 Other: dumpster enclosure, studio

**APPLICANT INFORMATION:**

Name Chris Edwards - General manager  
 Address 750 3/4 Horizon Dr  
 City / State / Zip Grand Junction CO 81506  
 Telephone 970-245-3335

\* FOR CHANGE OF USE:  
 \*Existing Use: \_\_\_\_\_  
 \*Proposed Use: \_\_\_\_\_  
 Estimated Remodeling Cost \$ \_\_\_\_\_  
 Current Fair Market Value of Structure \$ \_\_\_\_\_

**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</u> from property line (PL)	Landscaping/Screening Required: YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		
Side <u>0</u> from PL Rear <u>10</u> from PL	Parking Requirement _____		
Maximum Height of Structure(s) <u>40</u>	Floodplain Certificate Required: YES <input type="checkbox"/> NO <input type="checkbox"/>		
Voting District _____	Ingress / Egress Location Approval _____	Special Conditions: _____	
(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).

Applicant Signature Chris Edwards Date 2/2/09

Planning Approval Pat Dunlop Date 2/2/09

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>no water/sewer</u>
Utility Accounting <u>As a/c</u>	Date <u>2/2/09</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)

