

Planning \$	N/A	Drainage \$	N/A
TCP \$	N/A	School Impact \$	N/A
Inspection \$	N/A		

Bldg Permit No.
File # <u>SPR-2009-049</u>

PLANNING CLEARANCE

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

Grand Junction Public Works & Planning Department

BUILDING ADDRESS 2880 NORTH AVE.
 SUBDIVISION PLAZA ON NORTH AVENUE
 FILING _____ BLK _____ LOT 4

TAX SCHEDULE NO. 2943-074-69-004
 SQ. FT. OF EXISTING BLDG(S) N/A
 SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 4,866 sq ft + 616^{sq} outdoor patio

OWNER GRAND JUNCTION HOTELS LLL
 ADDRESS 300 S JACKSON ST. #400
 CITY/STATE/ZIP DENVER CO 80209

MULTI-FAMILY:
 NO. OF DWELLING UNITS: BEFORE 0 AFTER 0 CONSTRUCTION
 NO. OF BLDGS ON PARCEL: BEFORE 0 AFTER 0 CONSTRUCTION
 USE OF ALL EXISTING BLDG(S) N/A

APPLICANT _____
 ADDRESS _____
 CITY/STATE/ZIP _____
 TELEPHONE _____

DESCRIPTION OF WORK & INTENDED USE: HOTELS - ADD ROOF DECK SEATING - 30 SEATS (441 sq. ft.)

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

THIS SECTION TO BE COMPLETED BY PLANNING STAFF

ZONE <u>C-1</u> SETBACKS: FRONT: <u>15'</u> from Property Line (PL) or from center of ROW, whichever is greater SIDE: <u>0'</u> from PL REAR: <u>10'</u> from PL MAX. HEIGHT <u>40'</u> MAX. COVERAGE OF LOT BY STRUCTURES <u>N/A</u>	LANDSCAPING/SCREENING REQUIRED: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> PARKING REQUIREMENT: <u>278 SEATS - 93 SPACES REQ. (SHARPO PARKING AGREEMENT)</u> FLOODPLAIN CERTIFICATE REQUIRED: YES <input type="checkbox"/> NO <input type="checkbox"/> SPECIAL CONDITIONS: <u>PER APPROVED SITE PLAN AND ADDENDUM #4 DATED 6-17-09.</u>
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Modifications to this Planning Clearance must be approved, in writing, by the Public Works & Planning 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 the revocation of this building(s).

Applicant's Signature [Signature] Date AUG. 13, 2009
 Planning Approval [Signature] Date AUG. 13, 2009

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	See W/O # 41169 for W/O No. <u>CSPLR quoted</u>
Utility Accounting <u>[Signature]</u>	Date <u>9/1/09</u> <u>water 24 hrs @ 41169</u>		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning and Development Code)