

Planning \$ <u>OPdw/APP</u>	Drainage \$ <u>0</u>
TCP \$ <u>0</u>	School Impact \$ <u>0</u>
Inspection \$ <u>450</u>	Marriott Hotel Downtown

Bldg Permit No. <u>10-00120</u>
File # <u>SPR-2009-254</u>

PCN-2011-114

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

Grand Junction Public Works & Planning Department

BUILDING ADDRESS 236 238 225 MAIN ST SE TAX SCHEDULE NO. 2945-143-14-004

SUBDIVISION _____ SQ. FT. OF EXISTING BLDG(S) 0

FILING _____ BLK _____ LOT _____ SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 68,000 +/-

OWNER WESTERN HOSPITALITY

MULTI-FAMILY:
NO. OF DWELLING UNITS: BEFORE 0 AFTER 0
CONSTRUCTION

ADDRESS 225 MAIN ST

NO. OF BLDGS ON PARCEL: BEFORE 0 AFTER 0
CONSTRUCTION

CITY/STATE/ZIP GRAND JCT, CO. 81501

USE OF ALL EXISTING BLDG(S) N/A

APPLICANT KEVIN REIMER

DESCRIPTION OF WORK & INTENDED USE: New

ADDRESS 225 MAIN ST.

Hotel **PAID**

CITY/STATE/ZIP GRAND JCT. CO. 81501

TELEPHONE 970-254-4014

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

THIS SECTION TO BE COMPLETED BY PLANNING STAFF

ZONE <u>B-2</u>	LANDSCAPING/SCREENING REQUIRED: YES <u>X</u> NO _____
SETBACKS: FRONT: <u>0</u> from Property Line (PL) or _____ from center of ROW, whichever is greater	PARKING REQUIREMENT: <u>Per Plan</u>
SIDE: <u>0</u> from PL REAR: <u>0</u> from PL	FLOODPLAIN CERTIFICATE REQUIRED: YES _____ NO <u>X</u>
MAX. HEIGHT <u>80' 5 stories</u>	SPECIAL CONDITIONS: _____
MAX. COVERAGE OF LOT BY STRUCTURES <u>N/A</u>	_____

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 non-use of the building(s).

Applicant's Signature _____ Date 6/29/10

Planning Approval [Signature] Date 6/23/10

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>21724</u>
Utility Accounting <u>[Signature]</u>			Date <u>6/23/10</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)