

FILE

FEE \$ <u>pd w/ SUP</u>
TCP \$ <u>21,510.00</u>
DRAINAGE FEE \$ <u>0</u>

BLDG PERMIT NO.
FILE # <u>SUP-96-233</u>

### PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)  
Grand Junction Community Development Department

**2761** THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS Crossroads Blvd. TAX SCHEDULE NO. 2701-361-29-008(8)  
2701-361-29-009(9)

SUBDIVISION Crossroads Colorado West SQ. FT. OF PROPOSED BLDG(S)/ADDITION \_\_\_\_\_

FILING 1 BLK 2 LOT 8 and 9 SQ. FT. OF EXISTING BLDG(S) -0-

(1) OWNER La Quinta Inns, Inc. NO. OF DWELLING UNITS  
112 EAST PECAN STREET BEFORE: 0 AFTER: 108 CONSTRUCTION

(1) ADDRESS SAN ANTONIO TEXAS ~~XXX~~ 78205 NO. OF BLDGS ON PARCEL  
 BEFORE: 0 AFTER: 1 CONSTRUCTION

(1) TELEPHONE 210-302-6000 USE OF ALL EXISTING BLDGS R-1

(2) APPLICANT Pahl-Pahl-Pahl DESCRIPTION OF WORK & INTENDED USE: \_\_\_\_\_  
1900 Grant Street Ste. 1200  
 (2) ADDRESS Denver, Colorado 80203

(2) TELEPHONE 303-861-7147 Hotel

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

**THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF**

ZONE H.O. Landscaping / Screening Required: YES  NO

SETBACKS: Front \_\_\_\_\_ from Property Line (PL) Parking Req'mt \_\_\_\_\_  
 or \_\_\_\_\_ from center of ROW, whichever is greater

Side \_\_\_\_\_ from PL Rear \_\_\_\_\_ from PL Special Conditions: PER ATTACHED SITE PLAN

Maximum Height \_\_\_\_\_ APPROVED 12-24-96  
 Maximum coverage of lot by structures \_\_\_\_\_ CENS.T. 16 T.ZONE 15 ANNEX # \_\_\_\_\_

Modifications to this Planning Clearance must be approved, in writing, by the Community Development 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 G.J. 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 [Signature] Date 10/25/96

Department Approval Bill Nuhn Date 12-24-96

Additional water and/or sewer tap fee(s) are required: YES  NO  W/O No. 9774

Utility Accounting [Signature] Date 12-24-96

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