

Planning \$ Pd	Drainage \$ detention pond
TCP \$ \$179,760 <sup>00</sup>	School Impact \$ N/A

LDG PERMIT NO.
FILE # SS 2008-146

*Inspection Fee \$970* **PLANNING CLEARANCE** *(and SPR)*  
 (site plan review, multi-family development, non-residential development)  
**Grand Junction Community Development Department**

*verify tap fees for City -*

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 2751 Crossroads Blvd.  
 SUBDIVISION Crossroads Colorado West  
 FILING \_\_\_\_\_ BLK 2 LOT 10 & 11  
 OWNER Quest Grand Junction LLC  
 ADDRESS 1105 Porter Way  
 CITY/STATE/ZIP Milton, MA 08354-9688  
 APPLICANT Grand Inn LLC  
 ADDRESS 19284 Cottonwood Dr. Ste 203  
 CITY/STATE/ZIP Parker, CO 80138  
 TELEPHONE 720-851-2881

TAX SCHEDULE NO. 2701-361-89-010  
2701-361-89-011  
 SQ. FT. OF EXISTING BLDG(S) 0  
 SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 76,000 sqft  
2.46 ac.  
 MULTI-FAMILY:  
 NO. OF DWELLING UNITS: BEFORE \_\_\_\_\_ AFTER N/A  
 CONSTRUCTION  
 NO. OF BLDGS ON PARCEL: BEFORE \_\_\_\_\_ AFTER N/A  
 CONSTRUCTION  
 USE OF ALL EXISTING BLDG(S) N/A  
 DESCRIPTION OF WORK & INTENDED USE:  
Construct and operate full service  
Holiday Inn - 4 stories

**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 <u>C-1</u>	LANDSCAPING/SCREENING REQUIRED: YES <u>X</u> NO _____
SETBACKS: FRONT: <u>15'</u> from Property Line (PL) or _____ from center of ROW, whichever is greater	PARKING REQUIREMENT: <u>13 SPACES (has to be 1/c)</u>
SIDE: <u>0'</u> from PL REAR: <u>10'</u> from PL	SPECIAL CONDITIONS: <u>SEP 29 2008</u>
MAX. HEIGHT <u>65'</u>	
MAX. COVERAGE OF LOT BY STRUCTURES <u>FAR 2.0</u>	

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 Grand Junction Zoning and Development Code.

*Per sign off for restaurant -*  
 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 Ronnie Edwards Date 2/27/08  
 Department Approval Ronnie Edwards Date 8/25/08

Additional water and/or sewer tap fee(s) are required:	YES <u>X</u> NO _____	W/O No. <u>21214</u>
Utility Accounting <u>Bensley</u>		Date <u>9/29/08</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)