

ALL FEES PREVIOUSLY PAID

Planning \$ <u>0</u>	Drainage \$ <u>PAID</u>
TCP \$ <u>0</u>	School Impact \$ <u>0</u>

BLDG PERMIT NO. <u>73988</u>
FILE # <u>SPR-1999-191</u>

### PLANNING CLEARANCE

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

*dx*

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 2500 BROADWAY TAX SCHEDULE NO. 2945-153-05-001  
 SUBDIVISION REDLANDS MARKETPLACE SQ. FT. OF PROPOSED BLDG(S)/ADDITION 14,575  
 FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT 1 SQ. FT OF EXISTING BLDG(S) 0  
 OWNER REGENCY REALTY GROUP NO. OF DWELLING UNITS: BEFORE 0 AFTER 0  
 ADDRESS 8140 WALNUT HILL #400 CONSTRUCTION \_\_\_\_\_  
 TELEPHONE 214-696-9500 DALLAS 75231 NO. OF BLDGS ON PARCEL: BEFORE 0 AFTER 1  
 USE OF ALL EXISTING BLDGS RETAIL ~~OFFICE~~ SHOPS  
 APPLICANT WRIGHT COMMERCIAL CONTRACTORS DESCRIPTION OF WORK & INTENDED USE CONSTRUCT  
 ADDRESS 2701 E 20th Ave Suite 200 UNDERGROUND UTILITIES, PARKING AREA,  
 TELEPHONE 972-801-9322 PARADE TOWER Shell Building  
 ✓ 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 C-1 LANDSCAPING/SCREENING REQUIRED: YES  NO \_\_\_\_\_  
 SETBACKS: FRONT: \_\_\_\_\_ from Property Line (PL) or \_\_\_\_\_ from center of ROW, whichever is greater  
 SIDE: \_\_\_\_\_ from PL REAR: \_\_\_\_\_ from PL PARKING REQUIREMENT: YES  
 MAXIMUM HEIGHT 40' SPECIAL CONDITIONS: PER SITE PLAN  
 MAXIMUM COVERAGE OF LOT BY STRUCTURES - APPROVED 6-29-2000  
 CENSUS TRACT 1401 TRAFFIC ZONE 92 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 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 [Signature] Date 7-12-2000  
 Department Approval [Signature] Date 6-29-2000

*pd 7/12*

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>See Quote</u>
Utility Accounting	<u>[Signature]</u>		Date <u>7-12-00</u>

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

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)