

Planning \$ <u>0</u>	Drainage \$ <u>PAID 25968.60 on 5/82</u>
TCP \$ <u>0</u>	School Impact \$ <u>0</u>

BLDG PERMIT NO. <u>74491</u>
FILE # <u>SPR-1999-191</u>

(CREDIT APPROVED)

PLANNING CLEARANCE

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

Grand Junction Community Development Department

EX

2512

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS ~~2512~~ Broadway TAX SCHEDULE NO. 2945-153-00-018
 SUBDIVISION Redlands Marketplace SQ. FT. OF PROPOSED BLDG(S)/ADDITION 50,960
 FILING --- BLK --- LOT 2 SQ. FT. OF EXISTING BLDG(S) 10,732

(1) OWNER Agency Realty Corp. NO. OF DWELLING UNITS
8140 Walnut Hill Lane BEFORE: 0 AFTER: 0 CONSTRUCTION
 (1) ADDRESS Suite 400, Dallas Tx 75231

(1) TELEPHONE 214 / 696-9500 NO. OF BLDGS ON PARCEL
 BEFORE: 3 AFTER: 1 CONSTRUCTION

(2) APPLICANT Agency Realty Corp. USE OF ALL EXISTING BLDGS Various Retail
1699 15. Colorado Blvd

(2) ADDRESS Suite M, Denver CO 80222 DESCRIPTION OF WORK & INTENDED USE: Raze Existing
Buildings, Construct New Grocery Store

✓ 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 POZ SITE PLAN from Property Line (PL) or
--- from center of ROW, whichever is greater Parking Req'mt YES

Side --- from PL Rear --- from PL

Maximum Height 40' Special Conditions: POZ APPROVED SITE
NO COFO SHALL BE ISSUED UNTIL
PLAN, LANDSCAPING & PARKING LOT IMPROVEMENT
ARE COMPLETED.
 Maximum coverage of lot by structures --- Census Tract 1401 Traffic Zone 93 Annx # ---

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 W. J. Dantz Date 8.6.99

Department Approval Bill Neth Date 6.23.2000

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

Utility Accounting [Signature] Date 6/23/00

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

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