

ALL FEES PREVIOUSLY PAID

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

BLDG PERMIT NO. <u>73989</u>
FILE # <u>SPR-1999-191</u>

PLANNING CLEARANCE

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

ex

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 2518 BROADWAY
 SUBDIVISION ROSLAND MARKETPLACE
 FILING _____ BLK _____ LOT 3

TAX SCHEDULE NO. 2945-153-05-003
 SQ. FT. OF PROPOSED BLDG(S)/ADDITION 15,787
 SQ. FT. OF EXISTING BLDG(S) 0

OWNER REBEVLY REALTY GROUP
 ADDRESS 8140 WALNUT HILL LN #400 DALLAS 75231
 TELEPHONE 214 696-9500

NO. OF DWELLING UNITS: BEFORE 0 AFTER 0
 CONSTRUCTION
 NO. OF BLDGS ON PARCEL: BEFORE 0 AFTER 1
 CONSTRUCTION
 USE OF ALL EXISTING BLDGS RETAIL CENTER

APPLICANT WEIGHT COMMERCIAL CONTRACTORS
 ADDRESS 1701 Green Brook Hwy #200 Plano TX 75056
 TELEPHONE 972-901-9222

DESCRIPTION OF WORK & INTENDED USE: SITE UTILITIES AND PARKING FOR FUTURE BUILDING PAD

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
 SETBACKS: FRONT: _____ from Property Line (PL) or _____ from center of ROW, whichever is greater
 SIDE: _____ from PL REAR: _____ from PL
 MAXIMUM HEIGHT 40'
 MAXIMUM COVERAGE OF LOT BY STRUCTURES -

LANDSCAPING/SCREENING REQUIRED: YES NO
 PARKING REQUIREMENT: YES
 SPECIAL CONDITIONS: PER SITE PLAN 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]
 Department Approval [Signature]

Date 7-12-2000
 Date 6-29-2000

pu 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)