

Planning \$ <u>10.00</u>	Drainage \$ <u> </u>
TCP \$ <u> </u>	School Impact \$ <u> </u>

ⓐ

BLDG PERMIT NO. <u>90896</u>
FILE # <u>SPR-1999-191</u>

PLANNING CLEARANCE

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS <u>2518 BROADWAY</u>	TAX SCHEDULE NO. <u>2945-153-05-003</u>
SUBDIVISION <u>REDLANDS MARKET PLACE</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITION <u>15,787</u>
FILING _____ BLK _____ LOT <u>3</u>	SQ. FT OF EXISTING BLDG(S) <u>NA</u>
OWNER <u>THE FLEISHER COMPANY</u>	NO. OF DWELLING UNITS: BEFORE <u>NA</u> AFTER _____ CONSTRUCTION
ADDRESS <u>200 EAST MAIN ST. ASPEN CO.</u>	NO. OF BLDGS ON PARCEL: BEFORE <u>NA</u> AFTER _____ CONSTRUCTION
TELEPHONE <u>970-925-2122</u>	USE OF ALL EXISTING BLDGS <u>RETAIL</u>
APPLICANT <u>ASSET ENGINEERING</u>	DESCRIPTION OF WORK & INTENDED USE: <u>CORE</u>
ADDRESS <u>P.O. BOX 4382</u>	<u>+ SHELL FOR FUTURE</u>
TELEPHONE <u>970-245-0228</u>	<u>RETAIL SPACE</u>

✓ 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 _____ NO <u>existing</u>
SETBACKS: FRONT: _____ from Property Line (PL) or _____ from center of ROW, whichever is greater	PARKING REQUIREMENT: <u>existing</u>
SIDE: _____ from PL REAR: _____ from PL	SPECIAL CONDITIONS: _____
MAXIMUM HEIGHT <u>per plan</u>	_____
MAXIMUM COVERAGE OF LOT BY STRUCTURES _____	CENSUS TRACT _____ TRAFFIC ZONE _____ 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 <u>[Signature]</u>	Date <u>8-20-03</u>
Department Approval <u>[Signature]</u>	Date <u>8-20-03</u>

Additional water and/or sewer tap fee(s) are required:	YES _____ NO <input checked="" type="checkbox"/>	W/O No. <u>Shelloney</u>
Utility Accounting <u>[Signature]</u>	Date <u>8-20-03</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)

Attach to our copy of
Planning Clearance



m c g a r c h i t e c t u r e

August 18, 2003

Merlin Schreiner
Asset Engineering
1007 S. 7th St.
Grand Junction, CO 80501

245-0228

REGARDING Building B, Redlands Marketplace, Grand Junction, CO
MCG Project No. 03.335.01

Dear Merlin:

Please find enclosed the proposed elevations for Building B, Redlands Marketplace. I spoke to Kathy Portner on Friday and she indicated that the new building would need to look more like the existing building on the east side of the Albertsons to be approved by Planning and Zoning. MCG has added projecting peaked roof elements along the front of the building to more closely match the architecture of the existing building. The projecting roof elements will reinforce the three-dimensional character of the front of the building and will tie the two buildings together visually. We will use the same color and material palette on the new building that we used on the existing building. This will also reinforce the continuity between the two buildings. Because of the location of the property lines and the adjacent building to the west we are not able to build a tower on the southeast corner. The foundation for the tower would be outside of our property line. In addition the tower on Building A is part of the entry element to the Blockbuster store that is a larger tenant than what is anticipated on the west side. If you have questions about our design do not hesitate to call.

Yours truly,
MCG ARCHITECTURE

Kevin McMahon

Kevin McMahon, Project Manager

Cc: Craig Rathbun
Enclosures

cc Rick Gaylord, MCG Long Beach

FILE: JA\2003 Projects\03335-Redlands Building B-Grand Junction-CO\01-Admin\Letters & Memoranda\081803 Merlin.Dot (204-1.5)

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From: Eric Hahn
To: Knott, Kevin
Subject: Redlands Marketplace TCP credits

Kevin,

Referencing a letter from your office dated Dec. 10, 1999, there was an original TCP credit given for the entire Redlands Marketplace Subdivision in excess of \$500,000. The required TCP that would apply to all of the proposed uses of the subdivision, including the main retail building and all the expected uses of the "outlots," will probably not total more than \$100,000 (the Dec. 10 letter indicated a projected amount of approximately \$66,000). Therefore, there is plenty of credit available for the Wendy's site, and any other use of the remaining lots. There is no reason to calculate the specific TCP for each lot, and there is no reason to submit a letter requesting the credit, since the credit has already been requested and granted during the original subdivision approval process.

If you have any questions, please contact me.

Thank you,

Eric Hahn, PE
City Development Engineer

CC: Donohue, David; Dorris, Rick; Nebeker, Bill

Nathy
There is no TCP on
anything out there.
Trick

