

Planning \$ <u>0</u>	Drains: <u>26,440</u>
TCP \$ <u>314,920</u>	School Impact \$ <u>0</u>

DG PERMIT NO.
FILE # <u>FFP-2005-242</u>

187,687.30

# PLANNING CLEARANCE

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

**ORIGINAL**

Grand Junction Community Development Department

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 2414 F ROAD TAX SCHEDULE NO. 2145-043-04-006

SUBDIVISION ~~REPLAT~~ REPLAT OF MESA VILLAGE SUBDIVISION SQ. FT. OF EXISTING BLDG(S) —

FILING — BLK — LOT 1A SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 143,564 SF

OWNER JEFF UMERER WTN CO EX II **MULTI-FAMILY:**

ADDRESS 3501 SW FAIRLAWN RD #200 NO. OF DWELLING UNITS: BEFORE — AFTER —

CITY/STATE/ZIP TOPEKA, KS 66604 CONSTRUCTION

NO. OF BLDGS ON PARCEL: BEFORE — AFTER 2

CONSTRUCTION

APPLICANT GULFCOAST COMMERCIAL GROUP USE OF ALL EXISTING BLDG(S) RETAIL

ADDRESS 3120 ROGERDALE #150 DESCRIPTION OF WORK & INTENDED USE: CONSTRUCT RETAIL SHOPPING CENTER

CITY/STATE/ZIP HOUSTON, TX 66614

TELEPHONE 713-~~332~~ 532-0977

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 <input checked="" type="checkbox"/> NO <input type="checkbox"/>
SETBACKS: FRONT: <u>15'</u> from Property Line (PL) or from center of ROW, whichever is greater	PARKING REQUIREMENT: <u>Per approved plan</u>
SIDE: <u>0</u> from PL REAR: <u>10</u> from PL	SPECIAL CONDITIONS: <u>—</u>
MAX. HEIGHT <u>40'</u>	
MAX. COVERAGE OF LOT BY STRUCTURES <u>—</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.

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 9/30/2005

Department Approval [Signature] Date 2/1/06

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>18810</u>
Utility Accounting <u>[Signature]</u>	Date <u>2/2/06</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)