

Planning \$	<u>Pd</u>
TCP \$	<u>24,769</u>
Drainage \$	
SIF\$	<u>N/A</u>

LANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

Community Development Department

underground utility fee \$12,100 - acct # 207-61314-43991-30-136433

BLDG PERMIT NO.	
FILE #	<u>CLP-2006-199</u>

Building Address 2504 HIGHWAY 6 S 50
 Parcel No. 2945-103-00-155
 Subdivision RIVERSIDE CROSSING
 Filing 1 Block 1 Lot 2

Multifamily only: N/A
 No. of Existing Units _____ No. Proposed _____
 Sq. Ft. of Existing _____ Sq. Ft. Proposed 9,800
 Sq. Ft. of Lot / Parcel 2.77 acre of a 4.09 acre lot
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) _____

OWNER INFORMATION:

Name WTN COEX III LLC
 Address 3501 SW FAIRLAWN RD STE 200
 City / State / Zip TOPEKA, KS 66614

DESCRIPTION OF WORK & INTENDED USE:

- Remodel
- Addition
- Change of Use (*Specify uses below)
- Other: New

APPLICANT INFORMATION:

Name GULF COAST COMMERCIAL DEVELOPMENT
 Address 3120 ROGERDALE ROAD, SUITE 150
 City / State / Zip HOUSTON, TEXAS 77042
 Telephone 713-532-0977

*** FOR CHANGE OF USE:**

*Existing Use: vacant - demo exist. bldg
 *Proposed Use: Restaurant / ~~coffee shop~~ coffee shop w/ drive thru
 Estimated Remodeling Cost \$ _____
 Current Fair Market Value of Structure \$ _____

REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, driveway location & width & all easements & rights-of-way which abut the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF	
ZONE <u>C-2</u>	Maximum coverage of lot by structures <u>FAR 2.0 -</u>
SETBACKS: Front <u>15'</u> from property line (PL)	Landscaping/Screening Required: YES <u>X</u> NO _____
Side <u>0'</u> from PL Rear <u>10'</u> from PL	Parking Requirement <u>100 spaces</u>
Maximum Height of Structure(s) <u>40'</u>	Special Conditions: <u>Phase 1 -</u>
Voting District _____	Ingress / Egress Location Approval <u>CDOT permit # 306192</u> <i>plans dated 10/18/06</i>
	(Engineer's Initials)

Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (Section 305, Uniform Building Code).

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).

X Applicant Signature [Signature] Date 6/13/2006
 Department Approval [Signature] for Pat Cecil Date 11-6/06

Additional water and/or sewer tap fee(s) are required:	YES <u>X</u> NO _____	W/O No. <u>9659</u>
Utility Accounting <u>[Signature]</u>	Date <u>11/7/06</u>	

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)