

Planning \$ <u>PO</u>	Drainage <u>2,084.00</u>
TCP \$ <u>25,624.00</u>	School Impact \$ <u>N/A</u>

JG PERMIT NO.
FILE # <u>SPR 2007 252</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 2504 HIGHWAY 6'S 50
 SUBDIVISION RIVERSIDE CROSSING
 FILING 1 BLK 1 LOT 2
 OWNER WTN Co Ex III, LLC.
 ADDRESS 3501 SW FAIRLAWN ROAD, STE 200
 CITY/STATE/ZIP TOPEKA, KS, 66614
 APPLICANT GULF COAST COMMERCIAL
 ADDRESS 3120 ROGERDALE ROAD, STE 150
 CITY/STATE/ZIP HOUSTON, TX 77042
 TELEPHONE 281-657-5645

TAX SCHEDULE NO. 2945-103-00-155
 SQ. FT. OF EXISTING BLDG(S) 9,756
 SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 8,000
 MULTI-FAMILY:
 NO. OF DWELLING UNITS: BEFORE N/A AFTER _____
 CONSTRUCTION
 NO. OF BLDGS ON PARCEL: BEFORE 1 AFTER 2
 CONSTRUCTION
 USE OF ALL EXISTING BLDG(S) COMMERCIAL
 DESCRIPTION OF WORK & INTENDED USE: DEVELOP
PHASE II WITH A 8,000 SF BUILDING.

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-2</u> SETBACKS: FRONT: <u>15'</u> from Property Line (PL) or from center of ROW, whichever is greater SIDE: <u>0'</u> from PL REAR: <u>10'</u> from PL MAX. HEIGHT <u>40'</u> MAX. COVERAGE OF LOT BY STRUCTURES _____	LANDSCAPING/SCREENING REQUIRED: YES <input checked="" type="checkbox"/> NO _____ PARKING REQUIREMENT: <u>per plans - 192 seat restaurant = 64 spaces</u> SPECIAL CONDITIONS: <u>per plans signed 11/16/07</u> <u>stand alone</u>
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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 8/15/07
 Department Approval Ronnie Edwards Date 11/16/07

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO _____	W/O No. <u>20768</u>
Utility Accounting <u>[Signature]</u>			Date <u>11-26-07</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)

#537600 conditional
 needs to be signed by the City Engineer
 before the permit is issued