

Planning \$ <u>PAID</u>	Drainage \$ <u>NA</u>
TCP \$ <u>N/A</u>	School Impact \$ <u>NA</u>

BLDG PERMIT NO.
FILE # <u>SPR-2007-332</u>

*pl*

*Already PAID with NE phase*  
**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 632 Market Street  
 SUBDIVISION Lot 2 Kohl's  
 FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT 2  
 OWNER WTN COEX I LLC  
 ADDRESS 3120 Rogerdale, Ste 150  
 CITY/STATE/ZIP Houston, TX 77042  
 APPLICANT Austin Civil Group  
 ADDRESS 336 Main St. Suite 203  
 CITY/STATE/ZIP GJ, CO. 81501  
 TELEPHONE 970 242-7540

TAX SCHEDULE NO. 2945-043-22-002  
 SQ. FT. OF EXISTING BLDG(S) 104,557.00 112,125  
 SQ. FT. OF PROPOSED BLDG(S)/ADDITIONS 27,367.00 30,782  
**MULTI-FAMILY:**  
 NO. OF DWELLING UNITS: BEFORE \_\_\_\_\_ AFTER \_\_\_\_\_  
 CONSTRUCTION  
 NO. OF BLDGS ON PARCEL: BEFORE \_\_\_\_\_ AFTER \_\_\_\_\_  
 CONSTRUCTION  
 USE OF ALL EXISTING BLDG(S) Retail / office.  
 DESCRIPTION OF WORK & INTENDED USE: New Addition

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  
 LANDSCAPING/SCREENING REQUIRED: YES  NO  *see PLAN*  
 SETBACKS: FRONT: \_\_\_\_\_ from Property Line (PL) or \_\_\_\_\_ from center of ROW, whichever is greater  
 SIDE: \_\_\_\_\_ from PL REAR: \_\_\_\_\_ from PL  
 PARKING REQUIREMENT: 173 (255 proposed)  
 SPECIAL CONDITIONS: \_\_\_\_\_  
 MAX. HEIGHT See File  
 MAX. COVERAGE OF LOT BY STRUCTURES \_\_\_\_\_  
*- Exceeds code*

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 10/3/07  
 Department Approval: [Signature] Date 1/29/08

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting <u>[Signature]</u>			Date <u>1/29/08</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)