

C.O. released 1/24/89

#30829
#31314

DATE SUBMITTED: 7-11-88

PERMIT # 30820

FEE \$ 20.00

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

2424 Hwy 6950

BLDG ADDRESS: Mesa Mall

SQ. FT. OF BLDG: 5100

SUBDIVISION: " "

SQ. FT. OF LOT: _____

FILING # _____ BLK # _____ LOT # _____

NUMBER OF FAMILY UNITS: _____

TAX SCHEDULE NUMBER:
2945-092-03-009

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:
1

PROPERTY OWNER: General Growth Dev. Corp.

USE OF ALL EXISTING BUILDINGS:
Commercial

ADDRESS: 215 KEO

PHONE: (515) 281-9100

DESCRIPTION OF WORK AND INTENDED USE:
ADDITION OF 2 CINEMAS (SHELL ONLY)

SUBMITTALS REQ'D: TWO (2) PLOT PLANS SHOWING PARKING, LANDSCAPING, SETBACKS TO ALL PROPERTY LINES, AND ALL STREETS WHICH ABUT THE PARCEL.

FOR OFFICE USE ONLY

ZONE: H.O.

FLOODPLAIN: YES NO

SETBACKS: F _____ S _____ R _____

GEOLOGIC HAZARD: YES _____ NO

MAXIMUM HEIGHT: _____

CENSUS TRACT #: 9

PARKING SPACES REQ'D: No Certificate of
LANDSCAPING/SCREENING: Occupancy (C.O.)
will be issued until service drive meets
City Engineers' specifications

TRAFFIC ZONE: 9

SPECIAL CONDITIONS: service drive must meet City Engineers' requirements

ANY MODIFICATION TO THIS APPROVED PLANNING CLEARANCE MUST BE APPROVED, IN WRITING, BY THE DEPARTMENT. THE STRUCTURE APPROVED BY THIS APPLICATION CANNOT BE OCCUPIED UNTIL A CERTIFICATE OF OCCUPANCY (C.O.) IS ISSUED BY THE BUILDING DEPARTMENT (SECTION 307, UNIFORM BUILDING CODE.)

ANY LANDSCAPING REQUIRED BY THIS PERMIT SHALL BE MAINTAINED IN AN ACCEPTABLE AN HEALTHY CONDITION. THE REPLACEMENT OF ANY VEGETATION MATERIALS THAT DIE OR ARE IN AN UNHEALTHY CONDITION SHALL BE REQUIRED.

I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND THE ABOVE IS CORRECT AND I AGREE TO COMPLY WITH THE REQUIREMENTS ABOVE. FAILURE TO COMPLY SHALL RESULT IN LEGAL ACTION.

DATE APPROVED: 7-11-88

APPROVED BY: W. Kothel (M.S.)

Signature
SIGNATURE

MEMORANDUM

DATE: July 6, 1988
TO: City Planning Department
FROM: Don Newton, City Engineer
SUBJ: Theater Addition to Mesa Mall

Regarding the proposed addition, I offer the following comments:

The service drive around the proposed building addition is laid out with four short radius 90 degree turns. This drive cannot be negotiated by any vehicle larger than a compact car without encroaching into the opposing lane of traffic. I believe this is a potential traffic hazard and recommend that the service drive be redesigned to accommodate larger vehicles.

This plan should also be reviewed by the Grand Junction Fire Department.

DN:skw

xc: Jim Shanks
File

DN\THEATER