

FEE \$ PAID W/SPR
TCP \$ IMPROVEMENTS
DRAINAGE FEE \$ 3,254.03

BLDG PERMIT NO.
FILE # SPR 95-58

PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)
Grand Junction Community Development Department

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2405 F ROAD TAX SCHEDULE NO. 2945-043-02-002

SUBDIVISION MESA MALL SQ. FT. OF PROPOSED BLDG(S)/ADDITION 64,550 ft²

FILING _____ BLK _____ LOT _____ SQ. FT. OF EXISTING BLDG(S) 59,697 ft²

(1) OWNER Sutherlands Home Improvement Co., Inc. NO. OF DWELLING UNITS
BEFORE: N/A AFTER: N/A CONSTRUCTION

(1) ADDRESS 4000 MAIN ST.; KANSAS CITY, MO 64111 NO. OF BLDGS ON PARCEL
BEFORE: 1 AFTER: 1 CONSTRUCTION

(1) TELEPHONE (816) 756-3000 USE OF ALL EXISTING BLDGS RETAIL

(2) APPLICANT Sutherlands Home Improvement c/o Ford Construction Co. DESCRIPTION OF WORK & INTENDED USE:
(2) ADDRESS P.O. BOX 55065, GT 81505 Bldg Addition - RETAIL

(2) TELEPHONE 248-9343

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 HO Landscaping / Screening Required: YES NO

SETBACKS: Front — from Property Line (PL) Parking Req'mt 1/1,000ft² for addition (display area only)
or 65ft from center of ROW, whichever is greater
Special Conditions: FILE # SPR 95-58

Side 15 from PL Rear 15 from PL

Maximum Height 65 ft.

Maximum coverage of lot by structures 35% CENS.T. 9 T.ZONE 9 ANNEX # 151

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 G.J. 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 Dan Carlsson Date 5/15/95

Department Approval [Signature] Date 5/15/95

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 8306

Utility Accounting [Signature] Date 5/15/95

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)