

FEE \$ 5.00

BLDG PERMIT NO. 22135

PLANNING CLEARANCE

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

3021-3630-02-0

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

FILING BLK LOT

SQ. FT. OF EXISTING BLDG(S) 60,000 ft^2

(1) OWNER General Growth

NO. OF DWELLING UNITS BEFORE: AFTER: CONSTRUCTION

(1) ADDRESS 400 S. Hwy 169 Suite 800 Minneapolis MN 55426

NO. OF BLDGS ON PARCEL BEFORE: 1 AFTER: 1 CONSTRUCTION

(1) TELEPHONE (612) 525-1200

USE OF ALL EXISTING BLDGS Retail

(2) APPLICANT Ford Const Co Inc

DESCRIPTION OF WORK & INTENDED USE: Interior

(2) ADDRESS 58425 Rd 65 Co 8505

Remodel Only

(2) TELEPHONE 303-245-9343

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 X

SETBACKS: Front 65 from Property Line (PL) or 65 from center of ROW, whichever is greater

Parking Req'mt

Side 15 from PL Rear 15 from PL

Special Conditions: Interior Remodel Only

Maximum Height 65 ft

Maximum coverage of lot by structures

CENSUS TRACT 9 TRAFFIC ZONE 9

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 Danace Carlsson

Date 2-14-95

Department Approval [Signature]

Date 2-14-95

Additional water and/or sewer tap fee(s) are required: YES NO X W/O No. N/A - Interior remodel only

Utility Accounting Millie Fowler

Date 2-14-95

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

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