

FEE \$ 250 pd w/ SRK

BLDG PERMIT NO. 511624

TCP: \$6600

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 2493 HIGHWAY 6 & 50 TAX SCHEDULE NO. 2945 094 00 139

SUBDIVISION --- SQ. FT. OF PROPOSED BLDG(S)/ADDITION 34,800 TOTAL
(24,360 sq ft retail space)

FILING --- BLK --- LOT --- SQ. FT. OF EXISTING BLDG(S) NONE

(1) OWNER STEPHEN D. MCCALLUM NO. OF DWELLING UNITS
BEFORE: --- AFTER: --- CONSTRUCTION

(1) ADDRESS 552 25 ROAD #D NO. OF BLDGS ON PARCEL
BEFORE: 0 AFTER: 1 CONSTRUCTION

(1) TELEPHONE 243-4642 USE OF ALL EXISTING BLDGS NONE

(2) APPLICANT SAME DESCRIPTION OF WORK & INTENDED USE: NEW CONSTRUCTION 34,800 SQ FT RETAIL MALL, TENANT OWNERSHIP. 20 employees or under. (24,360 sq ft retail space)

(2) ADDRESS ---

(2) TELEPHONE ---

✓ 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-2 Landscaping / Screening Required: YES NO

SETBACKS: Front --- from Property Line (PL) or Parking Req'mt 86 spaces w/uses Proposed
55 ft. from center of ROW, whichever is greater

Side 0 from PL Rear 0 from PL Special Conditions: FILE# SPR 95-37

Maximum Height 40 ft

Maximum coverage of lot by structures --- CENSUS TRACT 9 TRAFFIC ZONE 11

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 [Signature] Date 3/20/95

Department Approval [Signature] Date 3/20/95

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 8187

Utility Accounting [Signature] Date 3-21-95

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)