

FEE \$ 500

BLDG PERMIT NO. 51893

PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)

Grand Junction Community Development Department

21-3570-01-0

MESA MALL THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2424 Hwy 6450

TAX SCHEDULE NO. 2945-043-00-163

SUBDIVISION Mesa Mall Sub

SQ. FT. OF PROPOSED BLDG(S) ^{REMODEL} ADDITION APP. 800 sq. FT.

FILING BLK LOT

SQ. FT. OF EXISTING BLDG(S) 20,000*

(1) OWNER SEARS

NO. OF DWELLING UNITS
BEFORE: AFTER: CONSTRUCTION

(1) ADDRESS 2424 Hwy 6450, GJ

NO. OF BLDGS ON PARCEL
BEFORE: AFTER: CONSTRUCTION

(1) TELEPHONE 245-8250

USE OF ALL EXISTING BLDGS COMM-RETAIL SALES

(2) APPLICANT JIM WEST-BUILDER

DESCRIPTION OF WORK & INTENDED USE: CONVERT

(2) ADDRESS 759 HORIZON DR. #E

WAREHOUSE SPACE TO PHOTO STUDIO

(2) TELEPHONE 242-4310

✓ 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 H0

Landscaping / Screening Required: YES NO

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

Parking Req'mt

Side from PL Rear from PL

Special Conditions: INTERIOR Only

Maximum Height

CENSUS TRACT 9 TRAFFIC ZONE 9

Maximum coverage of lot by structures

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 Jim West

Date April 21, 1995

Department Approval Gonnie Edwards

Date 4/21/95

Additional water and/or sewer tap fee(s) are required: YES NO X W/O No. N/A - no change in # of employees

Utility Accounting Millie Joruhn

Date 4-21-95

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)