

FEE \$	500
TCP \$	0
DRAINAGE FEE \$	0

BLDG PERMIT NO.	56084
FILE #	

-3021-3570-0-0 **PLANNING CLEARANCE**
 (site plan review, multi-family development, non-residential development)
 2430 Hwy 6850 Grand Junction Community Development Department



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2424 US 6850 #305 TAX SCHEDULE NO. 2945-092-03-009
 SUBDIVISION Mesa Mall SQ. FT. OF PROPOSED BLDG(S)/ADDITION _____
 FILING _____ BLK _____ LOT _____ SQ. FT. OF EXISTING BLDG(S) _____
 (1) OWNER General Growth NO. OF DWELLING UNITS
 BEFORE: _____ AFTER: _____ CONSTRUCTION
 (1) ADDRESS 2424 US 6850
6J LO 81505 NO. OF BLDGS ON PARCEL
 BEFORE: _____ AFTER: _____ CONSTRUCTION
 (1) TELEPHONE 7 242-0008 USE OF ALL EXISTING BLDGS Retail
 (2) APPLICANT Ford Construction Co Inc DESCRIPTION OF WORK & INTENDED USE:
 (2) ADDRESS 714 Arrowest Rd Tenant Remodel
 (2) TELEPHONE 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

ONE H.O. Landscaping / Screening Required: YES _____ NO _____
 SETBACKS: Front _____ from Property Line (PL)
 or _____ from center of ROW, whichever is greater
 Side _____ from PL Rear _____ from PL
 Parking Req'mt _____
 Special Conditions: Interior remodel
No change in use.
 Maximum Height _____ CENS.T. 9 T.ZONE 9 ANNEX # _____
 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 J. Renee Rodgers Date 5-6-96
 Department Approval Maria Balideaux Date 5-13-96
 - Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. _____
 Utility Accounting at Mendota Date 5-13-96

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)