

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)

✓ 5x2

2430 Hwy 6 E 50

Grand Junction Community Development Department

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS	2424 US 6 E 50 #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	
(1) ADDRESS	2424 US 6 E 50 EJ CO 81505	BEFORE: _____ AFTER: _____	CONSTRUCTION
(1) TELEPHONE	T 242-0008	NO. OF BLDGS ON PARCEL	
(2) APPLICANT	Ford Construction @ 1/4	BEFORE: _____ AFTER: _____	CONSTRUCTION
(2) ADDRESS	714 Arrowwest Rd	USE OF ALL EXISTING BLDGS	Retail
(2) TELEPHONE	245-9343	DESCRIPTION OF WORK & INTENDED USE:	Tenant Remodel

✓ 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	H.O.	Landscaping / Screening Required:	YES _____ NO _____
SETBACKS: Front	_____ from Property Line (PL)	Parking Req'mt	_____
or	_____ from center of ROW, whichever is greater	Special Conditions:	Interior remodel
Side	_____ from PL		No change in use.
Rear	_____ from PL		
Maximum Height	_____	CENS.T.	9
Maximum coverage of lot by structures	_____	T.ZONE	9
		ANNX #	

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	Marcia Batsidemp	Date	5-13-96
Additional water and/or sewer tap fee(s) are required: YES _____ NO <input checked="" type="checkbox"/> W/O No. _____			
Utility Accounting	at 1/4	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)