

Planning \$ <u>5⁰⁰</u>	Drainage \$ <u>—</u>
TCP \$ <u>—</u>	School Impact \$ <u>—</u>

BLDG PERMIT NO. <u>59693</u>
FILE #

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 2424 HIGHWAY 16150 TAX SCHEDULE NO. 2945-043-06-001 (GAMT STORE)
 SUBDIVISION MESA MAN 2ND MINOR FT. OF PROPOSED BLDG(S)/ADDITION 34,000 S.F.
 FILING — BLK — LOT 4 Sub. SQ. FT. OF EXISTING BLDG(S) 17,000 S.F. (GAMT STORE)
 (1) OWNER GENERAL GROWTH MGMT NO. OF DWELLING UNITS
 BEFORE: N/A AFTER: — CONSTRUCTION
 (1) ADDRESS 400 S. HIGHWAY 169 #800
MINNEAPOLIS MN 55426
 (1) TELEPHONE (612) 525 1200 NO. OF BLDGS ON PARCEL
 BEFORE: N/A AFTER: — CONSTRUCTION
 (2) APPLICANT GAMT SPORTS / BRUNO SCHLOFFER USE OF ALL EXISTING BLDGS SHOPPING MALL / RETAIL.
 (2) ADDRESS 1000 BROADWAY DESCRIPTION OF WORK & INTENDED USE:
DENVER CO. 80203
 (2) TELEPHONE 303 863 2687 REMODEL + EXPAND EXISTING STOREFRONT.

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 H10 Landscaping / Screening Required: YES — NO —
 SETBACKS: Front — from Property Line (PL) or Parking Req'mt —
— from center of ROW, whichever is greater
 Side — from PL Rear — from PL Special Conditions: —
 Maximum Height —
 Maximum coverage of lot by structures — Census Tract 09 Traffic Zone 09 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 [Signature] Date 1-15-97

Department Approval [Signature] Date 1-15-97

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

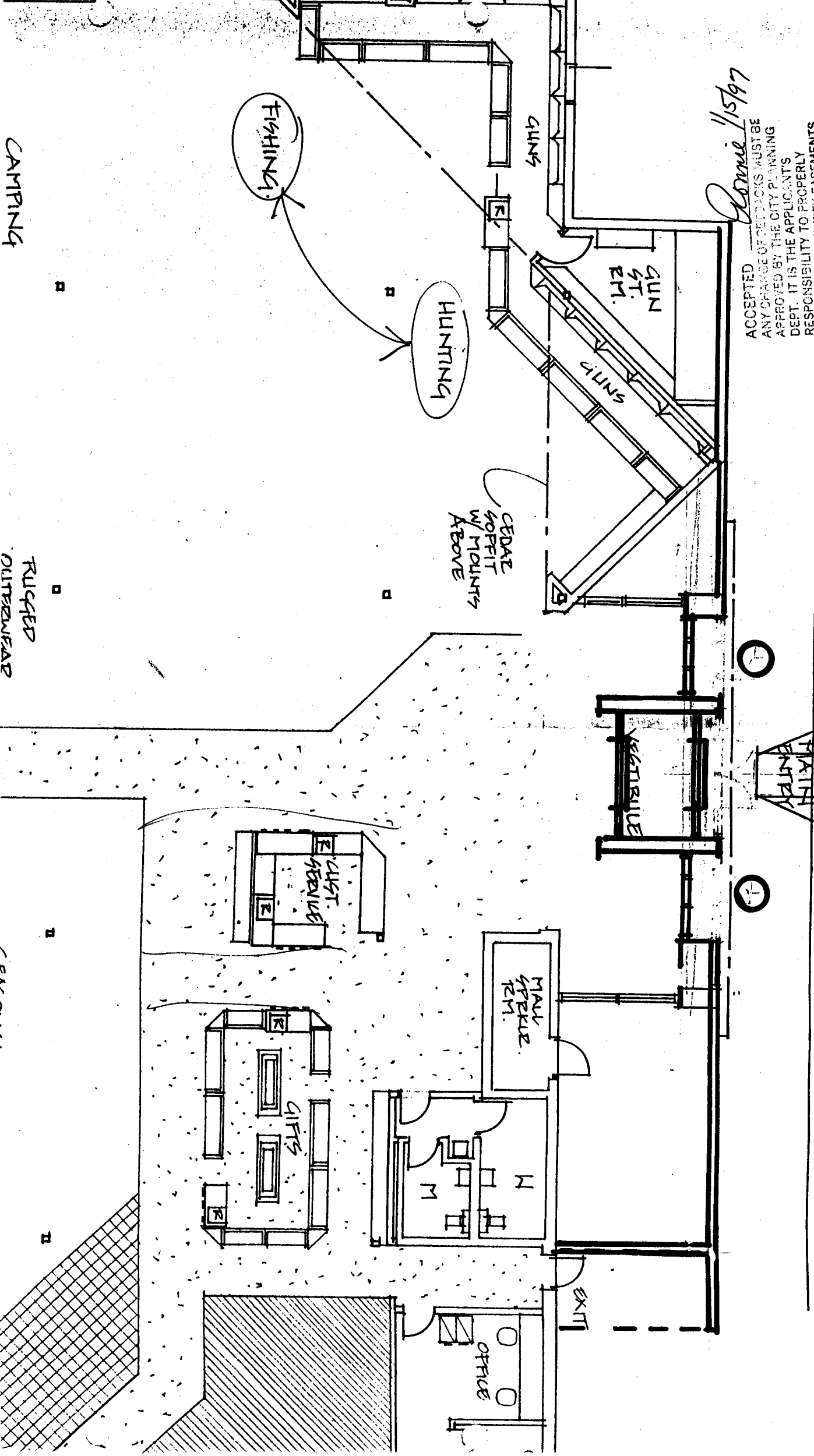
Utility Accounting [Signature] Date 1-15-97

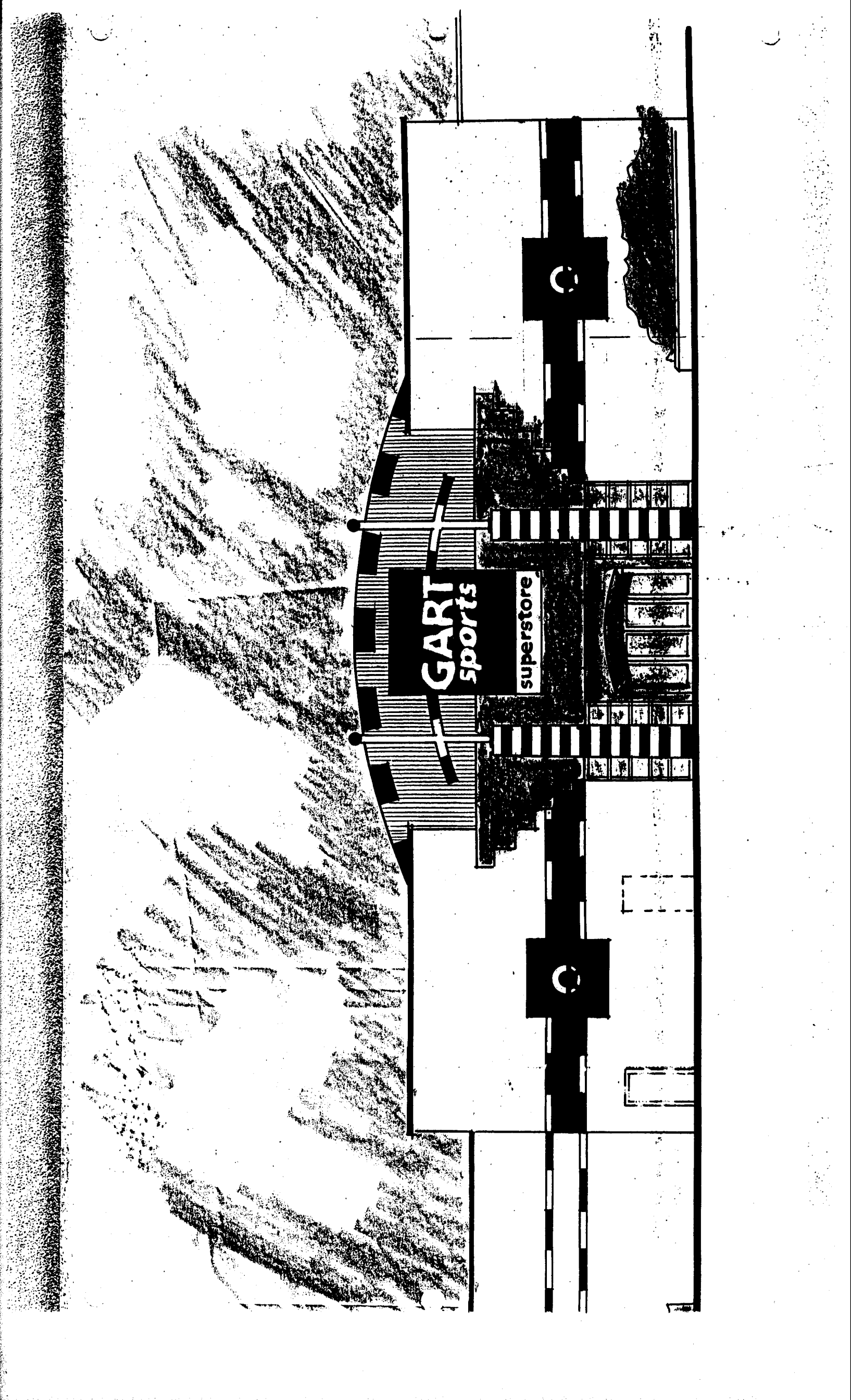
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

Garvie 1/15/97

ACCEPTED
ANY CHANGE OF CEPTACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPT. IT IS THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.





GART
sports

superstore

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