

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

BLDG PERMIT NO. <u>100327</u>
FILE #

PLANNING CLEARANCE

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

NEW STORE Grand Junction Community Development Department

Symboree store

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2424 US Hwy 6850 #164 TAX SCHEDULE NO. 2945-043-06-003

SUBDIVISION Mesa Mall SQ. FT. OF PROPOSED BLDG(S)/ADDITION N/A

FILING — BLK — LOT A SQ. FT. OF EXISTING BLDG(S) N/A

(1) OWNER ERF YARMOUTH / Mesa Mall NO. OF DWELLING UNITS
BEFORE: 0 AFTER: 0 CONSTRUCTION

(1) ADDRESS 2424 U.S. Hwy 6850

(1) TELEPHONE 612 525 2164 NO. OF BLDGS ON PARCEL
BEFORE: 1 AFTER: 1 CONSTRUCTION

(2) APPLICANT Retail Const Services USE OF ALL EXISTING BLDGS VARIOUS RETAIL

(2) ADDRESS 11343 39th St N DESCRIPTION OF WORK & INTENDED USE: INTERIOR

(2) TELEPHONE 612-704-9000 Finish-out

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) or — from center of ROW, whichever is greater Parking Req'mt —

Side — from PL Rear — from PL Special Conditions: Interior Remodel
No Chg in Use

Maximum Height — Census Tract 9 Traffic 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 1098 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 8-31-98

Department Approval [Signature] Date 8-31-98

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

Utility Accounting [Signature] Date 8/31/98

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)