

Planning \$ <u>5-</u>	Drainage \$ <u>—</u>
TCP \$ <u>—</u>	School Impact \$ <u>—</u>

BLDG PERMIT NO. <u>65772</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 Hwy 6 E 50 TAX SCHEDULE NO. 2045-043-0601001

SUBDIVISION Mesa Mall Merlot SQ. FT. OF PROPOSED BLDG(S)/ADDITION —

FILING 2 BLK — LOT A SQ. FT. OF EXISTING BLDG(S) 1070~~0~~

(1) OWNER Lesec Bell Country NO. OF DWELLING UNITS
BEFORE: 0 AFTER: 0 CONSTRUCTION

(1) ADDRESS Box 229 ^{RD 102 E} NEWCASTLE NO. OF BLDGS ON PARCEL
60 81647 BEFORE: 0 AFTER: 1 CONSTRUCTION

(1) TELEPHONE 920-984-3500 USE OF ALL EXISTING BLDGS Retail Sales

(2) APPLICANT SAME DESCRIPTION OF WORK & INTENDED USE: TENANT IMPROVEMENT

(2) ADDRESS —

(2) TELEPHONE —

✓ 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 remodel
only - no change in use

Maximum Height — Genus Tract 9 Traffic Zone 9 Annx # —

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 [Signature] Date 7/1/98

Department Approval [Signature] Date 7-1-98

Additional water and/or sewer tap fee(s) are required: YES — NO ✓ W/O No. 772-05727

Utility Accounting [Signature] Date 7-1-98

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

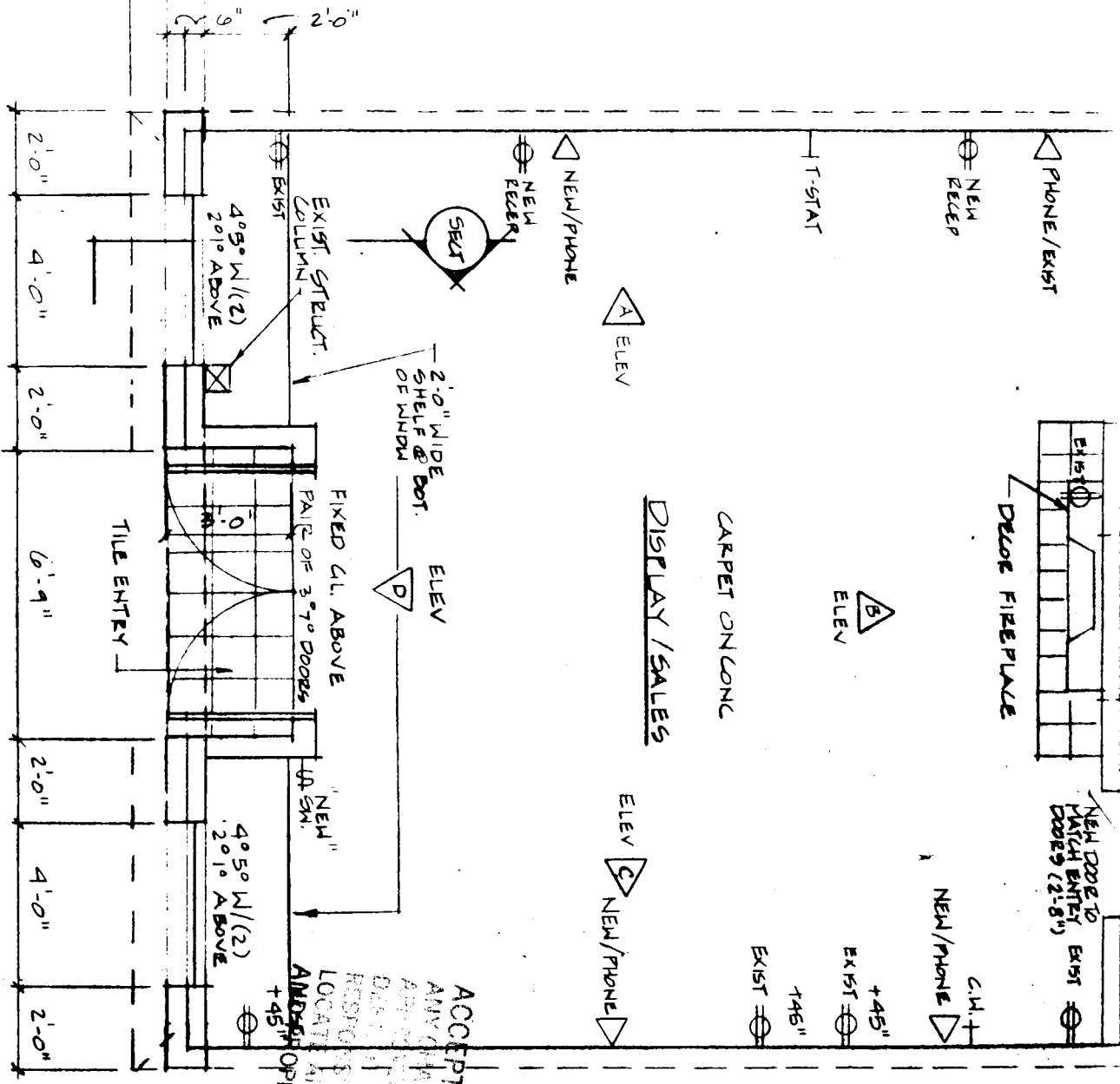
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

ROOF 0'-12" 12" 12"

27'-8"

FLOOR PLAN - SPACE 156

1/4" = 1'-0"



NOTE: ELEC. & MECH. DEPICTED REPRESENT EXIST LOCATIONS UNLESS NOTED AS "NEW".

SUSPENDED CEILING, HEATING & COOLING DROPS, FIRE SPRINKLERS TO REMAIN AS EXISTS.

ACCEPTED BY 7-1-98
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPARTMENT AND APPLICANTS RESIDING IN THE CITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

RUBBER COVE INTERIOR

Office

CLIENT: BELL COUNTRY HOMES
 PROJECT: LEASE SPACE NO. 156
 MESA MALL
 GRAND UCT., CO.

DRAWN BY: 2/98
 HIGH DESERT DESIGN
 371/2 W. 3RD ST.
 KYLE, CO. 81850
 PHONE (702) 655-1591

7-1-98

REVEAL/LEASE SPACE
SEPARATION PER WALL
SPECIFICATIONS.

SECT

PAINT EXISTING BACK WALL WHITE

SINKS - SEE SUPPLEMENTAL
DRAWINGS BY OTHERS

CEAR WOOD SHINGLES
~~ROOF~~

1. CHECK SIGN FOR
POWER

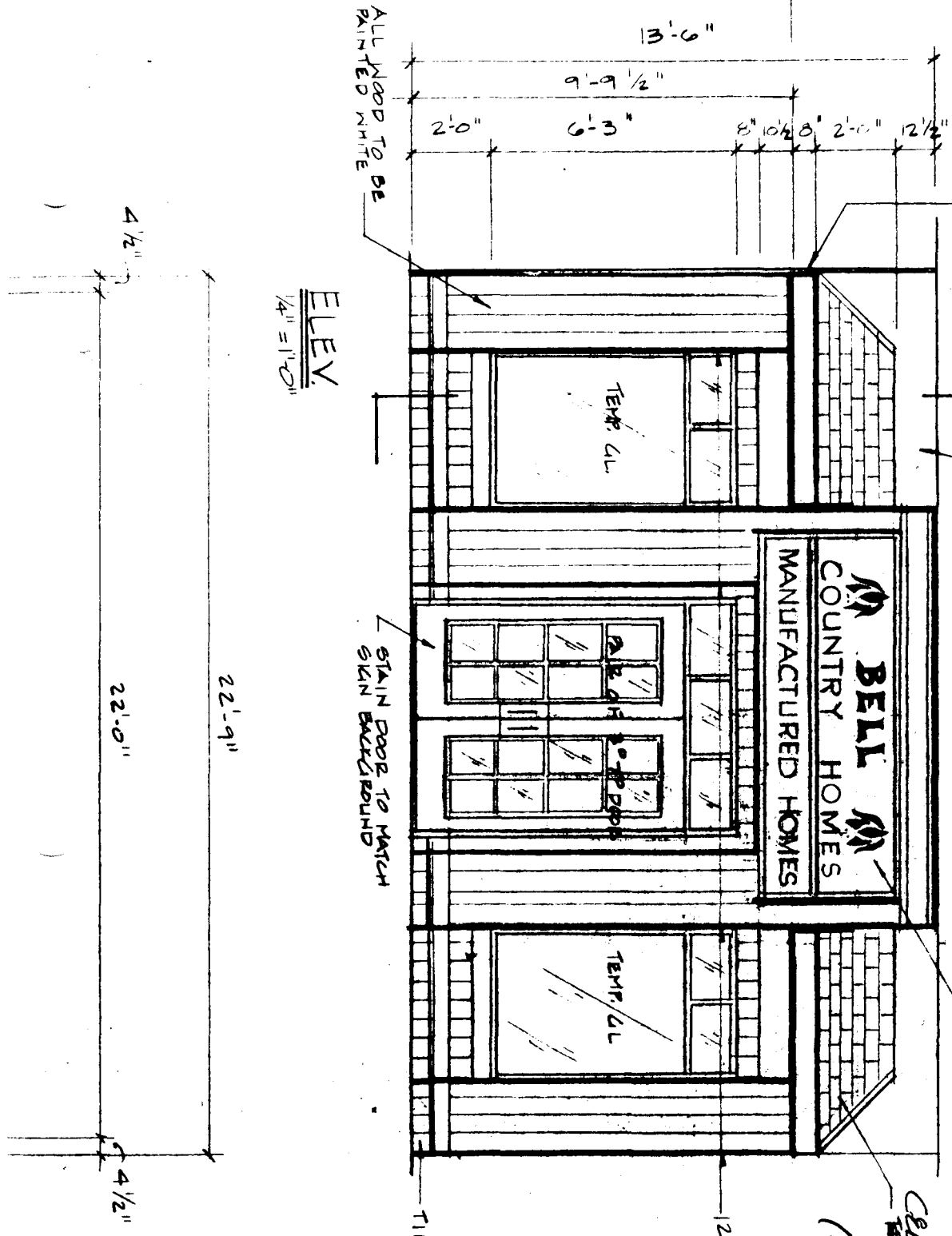
12" BUILT OUT COLUMNS (TYPICAL)

TILE BASE

STAIN DOOR TO MATCH
STAIN BACKROUND

ELEV
1/4" = 1'-0"

ALL WOOD TO BE
PAINTED WHITE



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