

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

BLDG PERMIT NO. <u>70559</u>
FILE #

PLANNING CLEARANCE

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

Grand Junction Community Development Department

(MESA MALL)

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS <u>GRAND JCT CO 81505 SP# 305</u> <u>2424 U.S. HWY 6 #50</u>	TAX SCHEDULE NO. <u>2945-092-00-001</u>
SUBDIVISION <u>Mesa Mall 2nd</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITION <u>4950</u>
FILING _____ BLK _____ LOT <u>A</u>	SQ. FT. OF EXISTING BLDG(S) <u>SAME</u>
OWNER <u>LIMITED CORP.</u>	NO. OF DWELLING UNITS: BEFORE <u>1</u> AFTER <u>1</u> CONSTRUCTION
ADDRESS <u>2000 LIMITED PKWAY, COLUMBUS OHIO</u>	NO. OF BLDGS ON PARCEL: BEFORE _____ AFTER _____ CONSTRUCTION
TELEPHONE <u>614-45-7000</u>	USE OF ALL EXISTING BLDGS <u>retail sales</u>
APPLICANT <u>R.A.S. BUILDERS INC.</u>	DESCRIPTION OF WORK & INTENDED USE: _____
ADDRESS <u>180 E. HAMPTON, ENGLEWOOD COLO 80101</u>	<u>INTERIOR FINISH/remodel</u>
TELEPHONE <u>303-767-0505</u>	

✓ 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 <u>HO</u>	LANDSCAPING/SCREENING REQUIRED: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
SETBACKS: FRONT: _____ from Property Line (PL) or _____ from center of ROW, whichever is greater SIDE: _____ from PL REAR: _____ from PL	PARKING REQUIREMENT: _____
MAXIMUM HEIGHT <u>11</u>	SPECIAL CONDITIONS: <u>NC 11 - retail to retail Victoria's Secret</u>
MAXIMUM COVERAGE OF LOT BY STRUCTURES _____	CENSUS TRACT _____ TRAFFIC ZONE _____ ANNEX _____

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 to 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 Grand Junction 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 <u>Jack Fisher - R.A.S. BUILDERS INC.</u>	Date <u>8/12/99</u>
Department Approval <u>H. Valdez</u>	Date <u>8-12-99</u>

Additional water and/or sewer tap fee(s) are required:	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	W/O No. <u>No chg in retail space</u> <u>No chg in use</u>
Utility Accounting <u>Marshall Cole</u>	Date <u>8/12/99</u>	

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

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