

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

BLDG PERMIT NO. <u>70295</u>
FILE #

PLANNING CLEARANCE

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

14407-9051 Grand Junction Community Development Department

2430 Hwy 650

** THIS SECTION TO BE COMPLETED BY APPLICANT **

BUILDING ADDRESS 2424 Hwy 650

TAX SCHEDULE NO. 2945-043-03-006

SUBDIVISION Mesa Mall

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 0

FILING _____ BLK _____ LOT 5

SQ. FT OF EXISTING BLDG(S) N/A

OWNER Cost Cutters

NO. OF DWELLING UNITS: BEFORE 0 AFTER 0
CONSTRUCTION

ADDRESS Mesa Mall

NO. OF BLDGS ON PARCEL: BEFORE 1 AFTER 1
CONSTRUCTION

TELEPHONE _____

USE OF ALL EXISTING BLDGS Comm/Retail

APPLICANT Sun King Const Mgmt

DESCRIPTION OF WORK & INTENDED USE: _____

ADDRESS 535 25 Rd

Expand into adjacent space

TELEPHONE 245-9173

✓ **Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.**

** THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF **

ONE H.O.

LANDSCAPING/SCREENING REQUIRED: YES _____ NO _____

SETBACKS: FRONT: _____ from Property Line (PL) or _____ from center of ROW, whichever is greater
SIDE: _____ from PL REAR: _____ from PL

PARKING REQUIREMENT: _____

MAXIMUM HEIGHT _____

SPECIAL CONDITIONS: IR. N. C.U.L.

MAXIMUM COVERAGE OF LOT BY STRUCTURES _____

CENSUS TRACT 9 TRAFFIC ZONE 9 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 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 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 Steve Thurson Date 5-24-99
Department Approval Antonia J. Costello 06/31/99 No site plan req'd. Date 5-24-99

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting	<u>Standards</u>		Date <u>5-24-99</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)