

PLANNING CLEARANCE
 (multifamily and non-residential remodels and change of use)
Grand Junction Community Development Department

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 2424 Hwy 6350
 SUBDIVISION DESA MALL 2nd MINOR
 FILING — BLK — LOT A
 OWNER AMERICAN EAGLE
 ADDRESS Columbus, OHIO
 TELEPHONE 412-417-7832
 APPLICANT CAHILL CONSTRUCTION
 ADDRESS 1200 CHAMBERS RD
 TELEPHONE 614 4888944

TAX SCHEDULE NO. 2945-043-016-001
 CURRENT FAIR MARKET VALUE OF STRUCTURES \$ 11,697,790
 ESTIMATED REMODELING COST \$ 196,000
 NO. OF DWELLING UNITS: BEFORE 0 AFTER 0
 CONSTRUCTION
 USE OF ALL EXISTING BLDGS RETAIL
 DESCRIPTION OF WORK & INTENDED USE:
INTERIOR REMOD.

✓ 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 C-1 SPECIAL CONDITIONS: Int Rem NC14
 PARKING REQUIREMENT: _____
 LANDSCAPING/SCREENING REQUIRED: YES ___ NO ___ 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.

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 that 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 Sept 5, 2005
 Department Approval [Signature] Date 9-5-00

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>no chg in use</u>
Utility Accounting <u>[Signature]</u>			Date <u>9/5/00</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)