

Planning \$ <u>5.00</u>	Drainage \$
TCP \$	School Impact \$

BLDG PERMIT NO. <u>76907</u>
FILE #

**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 68#50  
 SUBDIVISION Mesa Mall  
 FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT \_\_\_\_\_  
 OWNER Mesa Mall  
 ADDRESS 2424 Hwy 68#4  
 TELEPHONE 242-0009  
 APPLICANT K & G Enterprises  
 ADDRESS 2525 HighCountry Ct  
 TELEPHONE 245-2046

TAX SCHEDULE NO. 2945-043-06-003  
 CURRENT FAIR MARKET VALUE OF STRUCTURE \$ 2,130,070  
 ESTIMATED REMODELING COST \$ 118,000  
 NO. OF DWELLING UNITS: BEFORE 1 AFTER 1  
 CONSTRUCTION  
 USE OF ALL EXISTING BLDGS Commercial Retail  
 DESCRIPTION OF WORK & INTENDED USE:  
Tenant Finish A&W Restaurant

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: \_\_\_\_\_  
 PARKING REQUIREMENT: \_\_\_\_\_  
 LANDSCAPING/SCREENING REQUIRED: YES \_\_\_\_\_ NO \_\_\_\_\_ CENSUS TRACT 9 TRAFFIC ZONE 98 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 9-25-00  
 Department Approval C. Fay Gibson Date 9-25-00

Additional water and/or sewer tap fee(s) are required:	YES	<input checked="" type="checkbox"/> NO	W/O No. _____
Utility Accounting	<u>Overholt</u>		Date <u>9/25/00</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)