

Planning \$ <u>5.00</u>	Drainage \$ <u>0</u>
TCP \$ <u>0</u>	School Impact \$ <u>0</u>

BLDG PERMIT NO. <u>78348</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 6450

TAX SCHEDULE NO. 2945 - 043 - 00 - 003

SUBDIVISION Mesa Mall

CURRENT FAIR MARKET VALUE OF STRUCTURE \$ 2,130,070.00

FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT \_\_\_\_\_

ESTIMATED REMODELING COST \$ 400,000

OWNER Gap, Inc

NO. OF DWELLING UNITS: BEFORE \_\_\_\_\_ AFTER 1  
CONSTRUCTION

ADDRESS 901 Cherry Avenue

USE OF ALL EXISTING BLDGS \_\_\_\_\_

TELEPHONE 650-874-6703

DESCRIPTION OF WORK & INTENDED USE: \_\_\_\_\_

APPLICANT Fisher Development Inc

Interior remodel for

ADDRESS 8500 N. Stemmons Fwy, Dallas Texas 75247

retail clothing store.

TELEPHONE 214-589-7947

Gap Store

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 X

CENSUS TRACT 9 TRAFFIC ZONE 11 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 Richard M. Reid

Date 1/31/01

Department Approval Michele Major

Date 2/13/01

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No. _____
Utility Accounting <u>Debi Aubolt</u>			Date <u>2/13/01</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)