

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

BLDG PERMIT NO.
FILE #

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

THIS SECTION TO BE COMPLETED BY APPLICANT

mesa mall
BUILDING ADDRESS 2424 US HWY 6:50
SUBDIVISION Mesa Mall
FILING _____ BLK _____ LOT _____
OWNER DADZOOKS INC
ADDRESS 4121 INTERNATIONAL PARKWAY
CARROLLTON TX 75007
TELEPHONE 972-662-4219
APPLICANT Greenwood Const
ADDRESS 11001 WEST 120TH AVE
SHOEMP1826 W. 40021
TELEPHONE 303-474-2040

TAX SCHEDULE NO. 2945-043-06-003
CURRENT FAIR MARKET VALUE OF STRUCTURE \$ 2,174,440
ESTIMATED REMODELING COST \$ 99,000
NO. OF DWELLING UNITS: BEFORE _____ AFTER _____
CONSTRUCTION _____
USE OF ALL EXISTING BLDGS _____
DESCRIPTION OF WORK & INTENDED USE: _____
INTERNAL REMODEL
Dadzooks

✓ 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: N/A
LANDSCAPING/SCREENING REQUIRED: YES _____ NO X 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 2/5/02
Department Approval [Signature] Date 2/5/02

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No. <u>no shg in this</u>
Utility Accounting <u>[Signature]</u>			Date <u>2-5-02</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)