

Planning \$	N/A	Drainage	N/A
TCP \$	N/A	School Impact \$	N/A

BUILDING PERMIT NO.
FILE # VR-2002-247

PLANNING CLEARANCE

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

Grand Junction Community Development Department

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 2424 Highway 6 & 50

TAX SCHEDULE NO. 2945-043-03-006

SUBDIVISION MESA MALL SUBDIVISION

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 116,550/15,272
OVERALL TOTAL 131,822 EXPANSION

FILING _____ BLK _____ LOT 5

SQ. FT OF EXISTING BLDG(S) 101,678

OWNER TARGET CORPORATION, MIKE HILLE

NO. OF DWELLING UNITS: BEFORE _____ AFTER _____
CONSTRUCTION

ADDRESS 1000 NICOLLET MALL, TPN-12H
MINNEAPOLIS, MN 55403

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

TELEPHONE 612-761-1490

USE OF ALL EXISTING BLDGS RETAIL SALES

APPLICANT OLSSON ASSOCIATES, WEB BUTERO

DESCRIPTION OF WORK & INTENDED USE: RETAIL SALES

ADDRESS 143 UNION BLVD, SUITE 700
LAKWOOD, CO 80228

RIGHT-HAND BUILDING EXPANSION, FRONT

TELEPHONE 720-962-6072

PALADE UPGRADE, INTERIOR REMODEL

✓ 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

LANDSCAPING/SCREENING REQUIRED: YES X NO _____

SETBACKS: FRONT: 15' from Property Line (PL) or
from center of ROW, whichever is greater
SIDE: 0' from PL REAR: 10' from PL

PARKING REQUIREMENT: SPS REQ. SPS PROVIDED

MAXIMUM HEIGHT 40'

SPECIAL CONDITIONS: PER APPROVED SITE AND

MAXIMUM COVERAGE OF LOT BY STRUCTURES N/A

LAND PLAN, PLANNING COMMISSION
APPROVAL OF CONDITIONAL USE PERMIT.
CENSUS TRACT _____ TRAFFIC ZONE _____ 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 Chuck Edwards

Date 1/2/04

Department Approval Scott D. Peterson

Date 12-5-03

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>No City In Use</u>
Utility Accounting <u>CM Marshall</u>			Date <u>1/02/04</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning and Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

From: Dan Tonello
To: Gibson, Faye; Guillory, Bret; Lee, Bob
Date: 12/8/03 12:59PM
Subject: Target Department Store

Based on the information submitted to this office, the Target Store at Mesa Mall will not be required to install a grease interceptor as a result of their remodel.

If additional information is needed, please contact me at 256-4164.