

Planning \$	5.00
TCP \$	0
Drainage \$	0
SIF\$	0

PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

Community Development Department

BLDG PERMIT NO.

FILE #

Building Address 585 24 1/2 Rd
 Parcel No. 2945-092-10 019
 Subdivision Mesa Mall Meria
 Filing _____ Block _____ Lot 1

Multifamily Only:
 No. of Existing Units 0 No. Proposed 0
 Sq. Ft. of Existing 0 Sq. Ft. Proposed 0
 Sq. Ft. of Lot / Parcel _____
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) _____

OWNER INFORMATION:

Name BEST Buy CORP
 Address _____
 City / State / Zip Eden Prairie MN

DESCRIPTION OF WORK & INTENDED USE:

Remodel Addition
 Change of Use (*Specify uses below)
 Other: _____

*** FOR CHANGE OF USE:**

*Existing Use: Tory R US
 *Proposed Use: Best Buy

APPLICANT INFORMATION:

Name MORCON CONCR CO
 Address 5905 Golden Valley Rd
 City / State / Zip Golden Valley MN 55422
 Telephone 763-546-0066

Estimated Remodeling Cost \$ 379,000.00
~~714,125.00~~
 Current Fair Market Value of Structure \$ 1,590,290.00

REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, driveway location & width & all easements & rights-of-way which abut the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE C-1 Maximum coverage of lot by structures _____
 SETBACKS: Front _____ from property line (PL) Landscaping/Screening Required: YES _____ NO X
 Side _____ from PL Rear _____ from PL Parking Requirement N/A
 Maximum Height of Structure(s) _____ Special Conditions: _____
 Voting District _____ Ingress / Egress Location Approval _____
 (Engineer's Initials)

Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (Section 305, Uniform Building 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 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 Signature [Signature] Date 3/14/06
 Department Approval [Signature] Date 3/14/06

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No.
Utility Accounting	<u>[Signature]</u>		Date <u>3/14/06</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)