

Planning \$	Drainage \$
TCP \$	School Impact \$

BLDG PERMIT NO.
FILE #

## 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 2474 6950 MESA MAUL  
 SUBDIVISION Mesa Maul UNIT 520  
 FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT \_\_\_\_\_

TAX SCHEDULE NO. 2945-092-03-008  
 SQ. FT. OF EXISTING BLDG(S) \_\_\_\_\_  
 SQ. FT. OF PROPOSED BLDG(S)/ADDITONS \_\_\_\_\_

OWNER COACH HOUSE GIFTS  
 ADDRESS 1609 GOLDEN ASPEN DR  
 CITY/STATE/ZIP AMES IOWA, 50010

**MULTI-FAMILY:**  
 NO. OF DWELLING UNITS: BEFORE \_\_\_\_\_ AFTER \_\_\_\_\_  
 CONSTRUCTION  
 NO. OF BLDGS ON PARCEL: BEFORE \_\_\_\_\_ AFTER \_\_\_\_\_  
 CONSTRUCTION

APPLICANT PNCE CONSTRUCTION INC  
 ADDRESS 553 25 1/2 RD  
 CITY/STATE/ZIP GJ G 81505  
 TELEPHONE 242-3548

USE OF ALL EXISTING BLDG(S) RETAIL STORE  
Coach House Relocating  
 DESCRIPTION OF WORK & INTENDED USE:  
INST. SLO WALL, MESH REINFORC  
Adding walls only

*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 <u>C-2</u> SETBACKS: FRONT: _____ from Property Line (PL) or _____ from center of ROW, whichever is greater SIDE: _____ from PL REAR: _____ from PL MAX. HEIGHT _____ MAX. COVERAGE OF LOT BY STRUCTURES _____	LANDSCAPING/SCREENING REQUIRED: YES _____ NO _____ PARKING REQUIREMENT: _____ SPECIAL CONDITIONS: _____
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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.

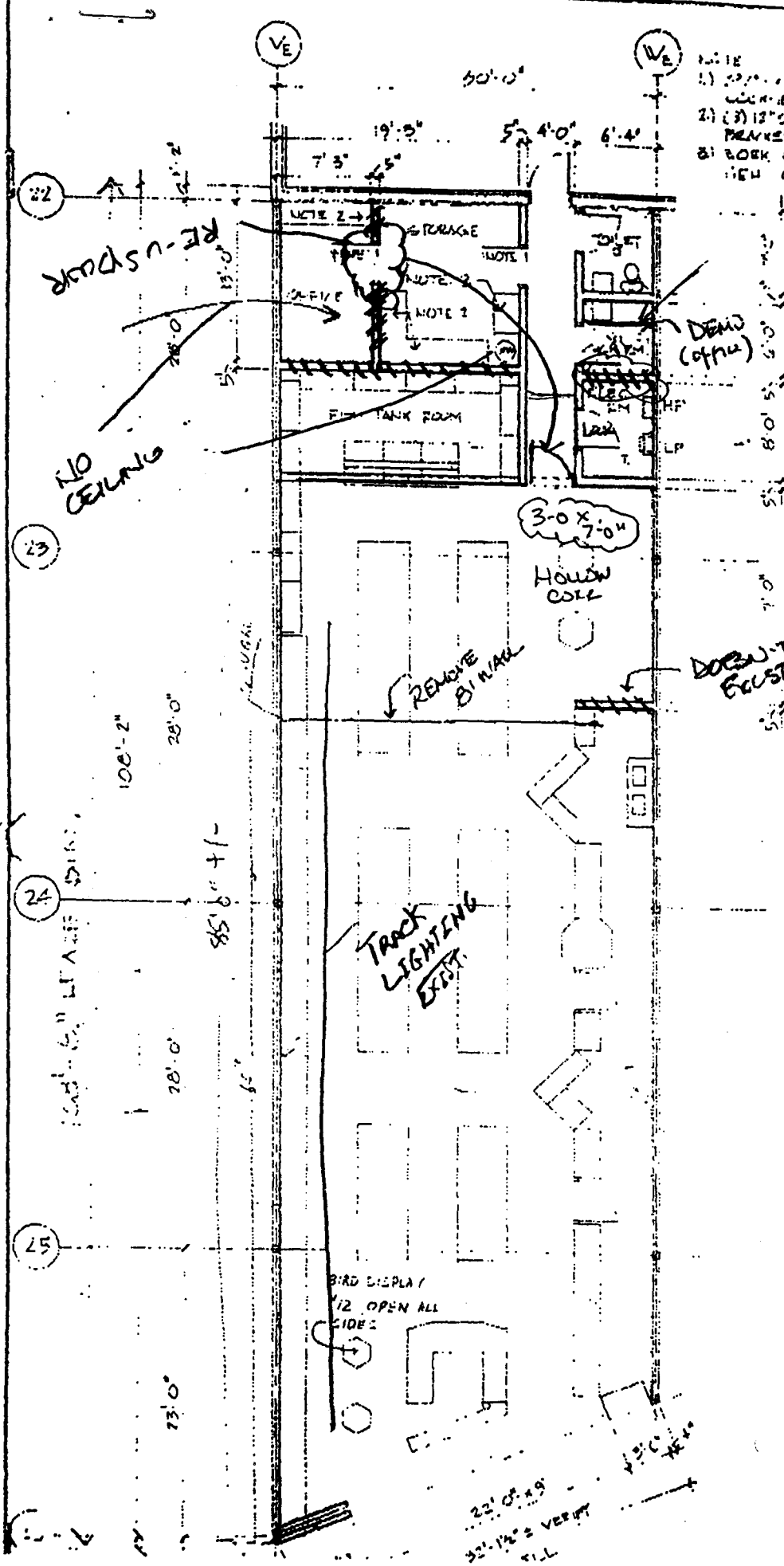
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations, or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant's Signature Francis P. De Santis Date JUNE 26, 2007  
 Department Approval Wendy Spurr Date 6/26/07

Additional water and/or sewer tap fee(s) are required:	YES	<u>NO</u>	W/NO SWR / NO WTR
Utility Accounting <u>W</u>			Date <u>6/26/07</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)



- NOTE
- 1) 2" x 4" STUDS FOR CENTER
  - 2) 12" x 12" CEILING
  - 3) 12" x 12" CEILING
  - 4) 12" x 12" CEILING
  - 5) 12" x 12" CEILING
  - 6) 12" x 12" CEILING
  - 7) 12" x 12" CEILING
  - 8) 12" x 12" CEILING
  - 9) 12" x 12" CEILING
  - 10) 12" x 12" CEILING

TENANT FIXTURES SHALL NOT BE SUPPORTED ON DEMISING WALLS. DO NOT SUPPORT TENANT FIXTURES FROM LANDLORD'S METAL STUDS IN DEMISING PARTITIONS. PROVIDE SEPARATE SUPPORT FOR FIXTURES. IF GYPSUM IS USED FOR FIXTURE SUPPORTS IN DEMISING PARTITIONS, IT MUST BE U.L. RATED NONCOMBUSTIBLE. PROVIDE CONTROL JOINTS IN DEMISING PARTITIONS, FOLLOW GYPSUM WALLBOARD MANUFACTURER'S RECOMMENDATIONS.

MESA MALL Unit 520

Coach House Gifts

PNCI Construction Inc. 747-3548