

Planning \$	10.00
TCP \$	0
Drainage \$	0
SIF\$	0

PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

Community Development Department

BLDG PERMIT NO. _____

FILE # _____

Building Address MESA MALL
2931 Hwy 6450, GRAND JUNCTION

Parcel No. 2995-043-06-001

Subdivision MESA MALL
SPORTS AUTHORITY STORE

Filing _____ Block _____ Lot _____

Multifamily Only:
No. of Existing Units _____ No. Proposed _____

Sq. Ft. of Existing _____ Sq. Ft. Proposed _____

Sq. Ft. of Lot / Parcel _____

Sq. Ft. Coverage of Lot by Structures & Impervious Surface
(Total Existing & Proposed) NO CHANGE

OWNER INFORMATION:

Name MICHAEL J. CARTWRIGHT
THE SPORTS AUTHORITY

Address 1050 W. HAMPTON, AVE.

City / State / Zip ENGLEWOOD, CO 80110

DESCRIPTION OF WORK & INTENDED USE:

Remodel Addition

Change of Use (*Specify uses below)

Other: tenant finish, truck dock

* FOR CHANGE OF USE:

* Existing Use: MERCHANTILE

* Proposed Use: MERCHANTILE

APPLICANT INFORMATION:

Name DOUGLAS S. TAYRIEN
SCOTT & GOBLE ARCHITECTS

Address 1937 S. BOULDER, SUITE 800

City / State / Zip TULSA, OK 74119

Telephone 918.587.8602 ext 253

Estimated Remodeling Cost \$ 200,000⁰⁰

Current Fair Market Value of Structure \$ 15,517,04.

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 _____

Side _____ from PL Rear _____ from PL Parking Requirement _____

Maximum Height of Structure(s) _____ Special Conditions: _____

Voting District _____ Ingress / Egress Location Approval _____
(Engineer's Initials) approved per plan

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 3.21.07

Department Approval [Signature] Date 3-23-07

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>No change Swr/water</u>
Utility Accounting <u>[Signature]</u>	Date <u>3-23-07</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)

March 16, 2007



Department of Community Development
City Hall, 250 North 5th Street.
Grand Junction, CO 81051

RE: Review of interior remodel and minor expansion of The Sports Authority at Mesa Mall

The Sports Authority Store at Mesa Mall is expanding into existing tenant spaces to the east of their store within the mall. The Sports Authority is adding an additional 110.5 sq. ft. on the exterior of the mall for a truck dock appendage. The new truck dock should improve traffic around the mall in the proposed new location. Currently semis have to unload while parking in the traffic lanes on the north side of the mall. There is not a dock area so unloading is very slow. The proposed new location will move the semi's out of the traffic lanes and expedite unloading.

All paving surfaces in this area are impervious and will continue to be so. We will be replacing paving where the trucks are parking with a heavy capacity paving. The grades in the area will not change and storm water loads and flows will not change. The truck parking area will not be recessed.

Please mail the approval back to me since I am out of state.

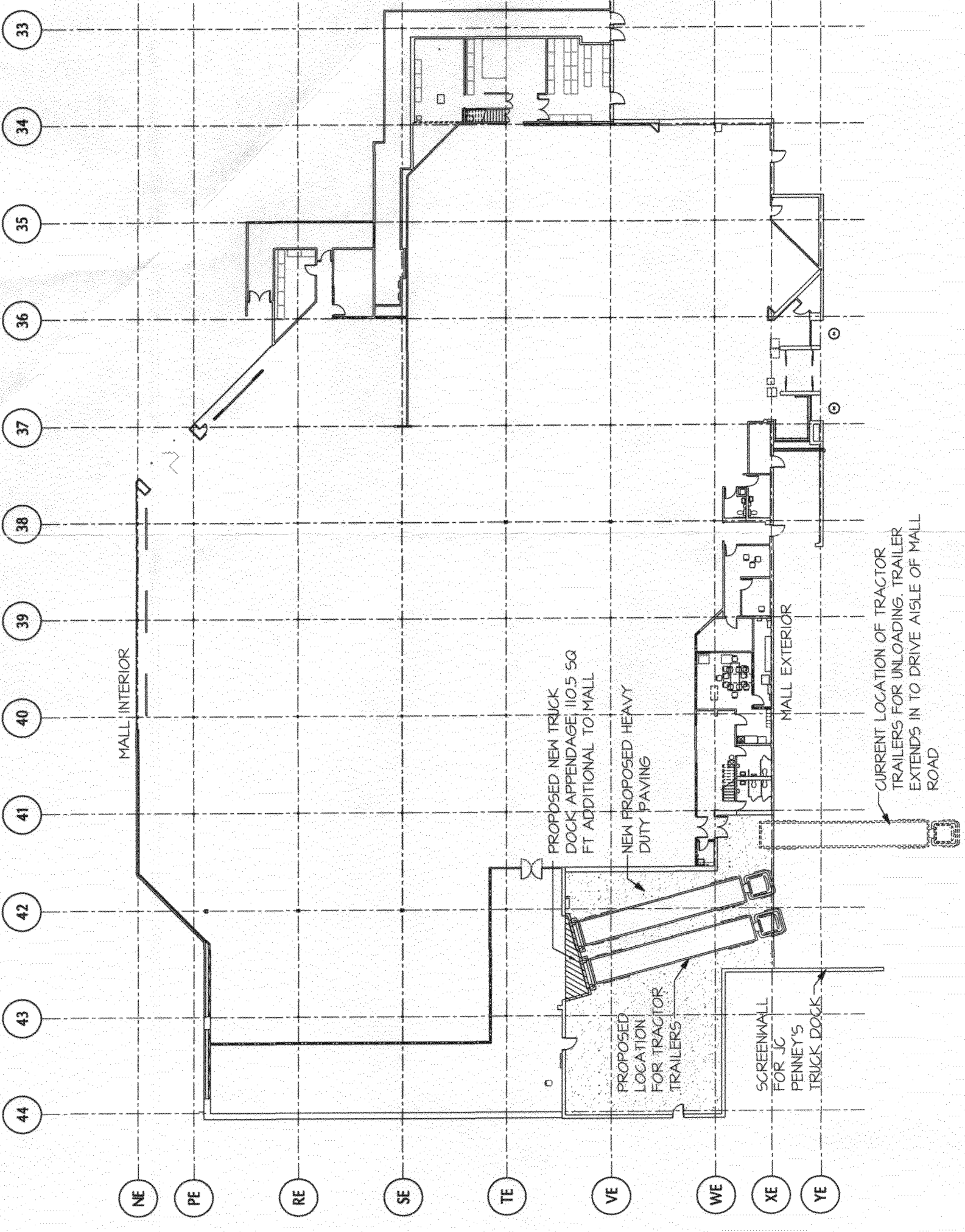
Thank you for your assistance, and please do not hesitate to call if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read 'D. S. Tayrien'.

Douglas S. Tayrien, AIA, LEED® AP

Attachments: Planning Clearance Form
11 x 17 drawing of dock area
Check #19604 for \$10.00



PROPOSED NEW TRUCK DOCK

SCALE: 1/32" = 1'-0"

1
A21