

Address

TCP \$
Drainage \$
SIF \$
Inspection \$

Planning \$ <u>5.00</u>
Bldg Permit #
File #

PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

Public Works & Planning Department

Building Address 2424 Hwy 6850 ^{2434 #326}

Parcel No. 2945-04306-001

Subdivision _____

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) _____

OWNER INFORMATION:

Name Mesa Mall

Address 2424 Hwy 6850

City / State / Zip Grand Junction Co.

DESCRIPTION OF WORK & INTENDED USE:

Remodel Change of Use (*Specify uses below)

Addition Change of Business

Other: interior only

SPACE 500

APPLICANT INFORMATION:

Name K & G Enterprises

Address 2525 High Country Ct

City / State / Zip Grand Junction Co.

Telephone 970-245-2046

* FOR CHANGE OF USE:

*Existing Use: retail

*Proposed Use: sports store/retail

Estimated Remodeling Cost \$ 10,000

Current Fair Market Value of Structure \$ 23,045,730.00

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 PLANNING STAFF			
ZONE <u>C-1</u>	Maximum coverage of lot by structures _____	<div style="text-align: right; border: 1px solid black; padding: 5px;"> PAID SENT 9/14/2010 RS </div>	
SETBACKS: Front _____ from property line (PL)	Landscaping/Screening Required: YES _____ NO _____		
Side _____ from PL Rear _____ from PL	Parking Requirement _____		
Maximum Height of Structure(s) _____	Floodplain Certificate Required: YES _____		
Voting District _____	Special Conditions: _____		
Ingress / Egress Location Approval _____ (Engineer's Initials)			

Modifications to this Planning Clearance must be approved, in writing, by the Public Works & Planning 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.

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 9-14-10

Planning Approval [Signature] Date 9/14/10

Additional water and/or sewer tap fee(s) are required: YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	W/O No. <u>None</u>
Utility Accounting <u>[Signature]</u>	Date <u>9-14-10</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.4 Grand Junction Zoning & Development Code)

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