

FEE \$ 0 N/C

BLDG PERMIT NO. 49502

PLANNING CLEARANCE

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

Grand Junction Community Development Department

3003-1280-04-0

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2830 North Ave TAX SCHEDULE NO. 2943-073-17-002

SUBDIVISION East Gate Shopping Ctr SQ. FT. OF PROPOSED BLDG(S)/ADDITION N/A

FILING L5/E BLK 2 LOT _____ SQ. FT. OF EXISTING BLDG(S) 8250

(1) OWNER JAMBA Corp, L.P. NO. OF DWELLING UNITS BEFORE: N/A AFTER: N/A CONSTRUCTION

(1) ADDRESS 225 N. STA ST, SUITE 1020, ST NO. OF BLDGS ON PARCEL BEFORE: 1 AFTER: _____ CONSTRUCTION

(1) TELEPHONE (908) 842-0559 USE OF ALL EXISTING BLDGS Re-Tail

(2) APPLICANT Conpet Land USA DESCRIPTION OF WORK & INTENDED USE: SAME

(2) ADDRESS 689 N Milwaukee Ave Chicago Ill. 60622 interior-re model (only)

(2) TELEPHONE 312-226-5575

✓ 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 _____ NO X

SETBACKS: Front _____ from Property Line (PL) or Parking Req'mt Existing commercial parking
45ft from center of ROW, whichever is greater

Side 0 from PL Rear 0 from PL Special Conditions: Interior remodel only - parking existing - No Change in Use

Maximum Height 40 ft. CENSUS TRACT 6 TRAFFIC ZONE 30

Maximum coverage of lot by structures _____

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 G.J. 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 [Signature] Date 8-5-94

Department Approval [Signature] Date 8-8-94

Additional water and/or sewer tap fee(s) are required: YES _____ NO X W/O No. N/A

Utility Accounting Mellie Fowler Date 8-9-94

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2D Grand Junction Zoning & Development Code)

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