

Planning \$ <u>500</u>	Drainage \$ <u>—</u>
TCP \$ <u>—</u>	School Impact \$ <u>—</u>

BLDG PERMIT NO. <u>77204</u>
FILE #

PLANNING CLEARANCE

(multifamily and non-residential remodels and change of use)
Grand Junction Community Development Department

UNDER

2516 Broadway Utility Center

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 2500 Broadway Suites B TAX SCHEDULE NO. 2945-153-05-001

SUBDIVISION Redwoods Market CURRENT FAIR MARKET VALUE OF STRUCTURE \$ 418,344.00

FILING _____ BLK _____ LOT 1 ESTIMATED REMODELING COST \$ 8,100.00

OWNER Regency Realty Corp NO. OF DWELLING UNITS: BEFORE _____ AFTER _____
 CONSTRUCTION

ADDRESS 81 to Walnut Hill #700 Dallas USE OF ALL EXISTING BLDGS Shell Bldg

TELEPHONE 303-300-5300 DESCRIPTION OF WORK & INTENDED USE: _____

APPLICANT Wright Commercial Contracting OWNER SUPPLIED - RETAIL

ADDRESS 2701 E. Fresno. Box #2000 Existing EOU/S/B sufficient

TELEPHONE 973-801-9223 for future use as tenant gets

✓ Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.
Separate Planning Clearance for unit finish work

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE C-1 SPECIAL CONDITIONS: _____

PARKING REQUIREMENT: _____

LANDSCAPING/SCREENING REQUIRED: YES _____ NO _____ CENSUS TRACT 1401 TRAFFIC ZONE 92 ANNEX _____

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.

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 that 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 Danny Nelson Date 10-12-00

Department Approval Antonio Castillo Date 10-12-00

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>Charge.</u>
Utility Accounting	<u>CMC</u>		Date <u>10/26/00</u>

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

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