

Planning \$ <u>5.00</u>	Drainage \$
TCP \$	School Impact \$

BLDG PERMIT NO. <u>79247, 79043,</u>
FILE #

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 2500 Broadway B, C, D, E ^{Units} TAX SCHEDULE NO. 2945-153-05-001

SUBDIVISION N/A Redlands Market Pl CURRENT FAIR MARKET VALUE OF STRUCTURE \$ 436.00 ^{Per Bldg. Dept.}

FILING _____ BLK _____ LOT _____ ESTIMATED REMODELING COST \$ 100,000⁰⁰

OWNER Regency Realty Corporation NO. OF DWELLING UNITS: BEFORE 1 AFTER 1 CONSTRUCTION

ADDRESS 1873 South Bellaire St. Suite 600 USE OF ALL EXISTING BLDGS Retail

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

APPLICANT Ford Construction Company Inc. Vanilla Shells for

ADDRESS 714 Arrowst Road Tenant Finish

TELEPHONE 970-245-9343

✓ 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 SPECIAL CONDITIONS: No Site plan required

PARKING REQUIREMENT: #

LANDSCAPING/SCREENING REQUIRED: YES _____ NO X 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 Marcy Andrew Date 3-15-01

Department Approval Y. Isha Chagor Date 3/15/01

Additional water and/or sewer tap fee(s) are required: YES _____ NO <u>✓</u>	W/O No. <u>Dist. Premis 33333</u>
Utility Accounting <u>Effect</u>	Date <u>3/15/01</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)