

Planning \$ <u>5.00</u>	Drainage \$ <u>0</u>
TCP \$ <u>0</u>	School Impact \$ <u>0</u>

AK

BLDG PERMIT NO. <u>77001</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

perm #4303 no change in use remodel only

BUILDING ADDRESS 2830 NORTH AVE #1

TAX SCHEDULE NO. 2943-073-17-001

SUBDIVISION EASTGATE SHOPPING CENTER

CURRENT FAIR MARKET VALUE OF STRUCTURE \$ 2,396,670.00

FILING _____ BLK _____ LOT _____

ESTIMATED REMODELING COST \$ 200,000.00

OWNER EASTGATE DAMBA CORP.

NO. OF DWELLING UNITS: BEFORE 1 AFTER 1 CONSTRUCTION

ADDRESS 280 STATE RT. 35 RED BANK NJ

USE OF ALL EXISTING BLDGS RETAIL

TELEPHONE (732) 842-0559

DESCRIPTION OF WORK & INTENDED USE: _____

APPLICANT STARTEK USA

REMODEL, GENERAL OFFICE USE

ADDRESS 244 DUNDIE, GREELEY CO. 80654

TELEPHONE (970) 346-5303

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: *as per section 3-8.B.2.e, the site upgrades approved with file SPR-2001-149 are the "maximum extent practicable"*

PARKING REQUIREMENT: _____

LANDSCAPING/SCREENING REQUIRED: YES _____ NO

CENSUS TRACT 60 TRAFFIC ZONE 30 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 [Signature]

Date 12/17/01

Department Approval C. Faye Johnson

Date 12/17/01

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	Existing Perm W/O No. <u>#4303</u>
Utility Accounting <u>[Signature]</u>			Date <u>12/17/01</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)