

Planning \$ <u>10.00</u>	Drainage \$ <u>0</u>
TCP \$ <u>0</u>	School Impact \$ <u>0</u>

BLDG PERMIT NO. <u>82556</u>
FILE # _____

②

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

DATA AC

THIS SECTION TO BE COMPLETED BY APPLICANT

High way lot 50 space 320

BUILDING ADDRESS Grand Junction, CO

SUBDIVISION Mesa Mall

FILING _____ BLK _____ LOT _____

OWNER Hot Topic

ADDRESS 18305 SAN JOSE AV.
City of Industry, CA 91748

TELEPHONE 626-839-4681

APPLICANT National Tenant Construction
312 Research Drive

ADDRESS Chesapeake, VA 23320

TELEPHONE 757-312-9363 ext 228

TAX SCHEDULE NO. 2945-083-06-003

CURRENT FAIR MARKET VALUE OF STRUCTURE \$ 2,174,440

ESTIMATED REMODELING COST \$ 34,750.00

NO. OF DWELLING UNITS: BEFORE _____ AFTER _____
 CONSTRUCTION

USE OF ALL EXISTING BLDGS _____

DESCRIPTION OF WORK & INTENDED USE: Interior Remodel

✓ 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: _____

PARKING REQUIREMENT: _____

LANDSCAPING/SCREENING REQUIRED: YES _____ NO _____

CENSUS TRACT 9 TRAFFIC ZONE 9 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 Jan 22, 2002

Department Approval *[Signature]*

Date 1-22-02

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting	<u><i>[Signature]</i></u>		Date <u>1/22/02</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)