

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

BLDG PERMIT NO. <u>87761</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 <u>2500 BROADWAY #D</u>	TAX SCHEDULE NO. <u>2945-153-05001</u>
SUBDIVISION <u>REDLANDS MARKET PLACE</u>	CURRENT FAIR MARKET VALUE OF STRUCTURE \$ <u>816,130</u>
FILING _____ BLK _____ LOT _____	ESTIMATED REMODELING COST \$ <u>40,000.00</u>
OWNER <u>AGENCY REALTY</u>	NO. OF DWELLING UNITS: BEFORE _____ AFTER _____ CONSTRUCTION
ADDRESS <u>1873 SOUTH BELLAIR ST. #600</u> <u>DENVER CO 80222</u>	USE OF ALL EXISTING BLDGS <u>RETAIL: OFFICE</u>
TELEPHONE <u>(303) 300-5300</u>	DESCRIPTION OF WORK & INTENDED USE: <u>INTERIOR</u>
APPLICANT <u>RUTH'S CONSTRUCTION</u>	<u>TENANT FINISH</u>
ADDRESS <u>3187 HIGHLAND RD. G.S. 81304</u>	
TELEPHONE <u>(970) 523-1805</u>	

✓ 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 <u>C-1</u>	SPECIAL CONDITIONS: <u>Interior Remodel</u>
PARKING REQUIREMENT: _____	<u>only</u>
LANDSCAPING/SCREENING REQUIRED: YES _____ NO _____	CENSUS TRACT _____ TRAFFIC ZONE _____ 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 _____ Date 1/13/05

Department Approval Mishi Oragon Date _____

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. _____
Utility Accounting _____			Date <u>1/13/03</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)