

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

(W)

BLDG PERMIT NO. 88002
FILE # <u>84123</u>

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

4407

THIS SECTION TO BE COMPLETED BY APPLICANT

misu mall #410

BUILDING ADDRESS 2424 Hwy 650 TAX SCHEDULE NO. 2945-043-06-003

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

FILING _____ BLK _____ LOT _____ ESTIMATED REMODELING COST \$ 21,750.00

OWNER GNC No Express Permits NO. OF DWELLING UNITS: BEFORE 0 AFTER 0

ADDRESS 1327 Post Ave # H Torrance USE OF ALL EXISTING BLDGS _____

TELEPHONE 310-328-6300 90501 CA DESCRIPTION OF WORK & INTENDED USE: Commercial

APPLICANT Same Tenant Improvement /

ADDRESS _____ Smoothie Bar

TELEPHONE _____

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: Interior remodel only

PARKING REQUIREMENT: N/A

LANDSCAPING/SCREENING REQUIRED: YES _____ NO X 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 Justin Douglas Date 5-21-02

Department Approval Gayleen Henderson Date 2-4-03

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No <u>no chg use</u>
Utility Accounting <u>Other source</u>			Date <u>2-3-03</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning and Development Code)

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