

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

BLDG PERMIT NO. <u>1021079</u>
FILE #

## PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)

**Grand Junction Community Development Department**

\* THIS SECTION TO BE COMPLETED BY APPLICANT \*

BLDG ADDRESS 9800 SUNSTRAND WAY TAX SCHEDULE NO. 2701-361  
2105-~~388~~ 38-001

SUBDIVISION COMMERCIAL PARK SQ. FT. OF PROPOSED BLDG(S)/ADDITION \_\_\_\_\_

FILING 2 BLK 1 LOT 1 SQ. FT. OF EXISTING BLDG(S) \_\_\_\_\_

(1) OWNER SUNSTRAND AREDO SPACE NO. OF DWELLING UNITS  
 BEFORE: \_\_\_\_\_ AFTER: \_\_\_\_\_ CONSTRUCTION

(1) ADDRESS 9800 SUNSTRAND WAY NO. OF BLDGS ON PARCEL  
 BEFORE: \_\_\_\_\_ AFTER: \_\_\_\_\_ CONSTRUCTION

(1) TELEPHONE 242-2600 USE OF ALL EXISTING BLDGS AREDO SPACE IND

(2) APPLICANT CENTRAL CONST DESCRIPTION OF WORK & INTENDED USE:  
TEAR OUT EXISTING WALL 14'x10'

(2) ADDRESS 535 - GRAY DAVE

(2) TELEPHONE 263-0871

✓ 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 PC Landscaping / Screening Required: YES \_\_\_\_\_ NO \_\_\_\_\_

SETBACKS: Front \_\_\_\_\_ from Property Line (PL) or \_\_\_\_\_ from center of ROW, whichever is greater  
 Side \_\_\_\_\_ from PL Rear \_\_\_\_\_ from PL

Maximum Height \_\_\_\_\_ Parking Req'mt \_\_\_\_\_

Maximum coverage of lot by structures \_\_\_\_\_ Special Conditions interior remodel only - no new added

\_\_\_\_\_ Census Tract 10 Traffic Zone 15 Annx # \_\_\_\_\_

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 G.J. Zoning and Development Code.

Four (4) sets of final construction drawings must be submitted and stamped by City Engineering prior to issuing the Planning Clearance. One stamped set must be available on the job site at all times.

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 which 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 Jan R. Dumitza / CONST MGR Date 11/3/97

Department Approval Connie Edwards Date 11/3/97

Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO  W/O No. No chg in floor

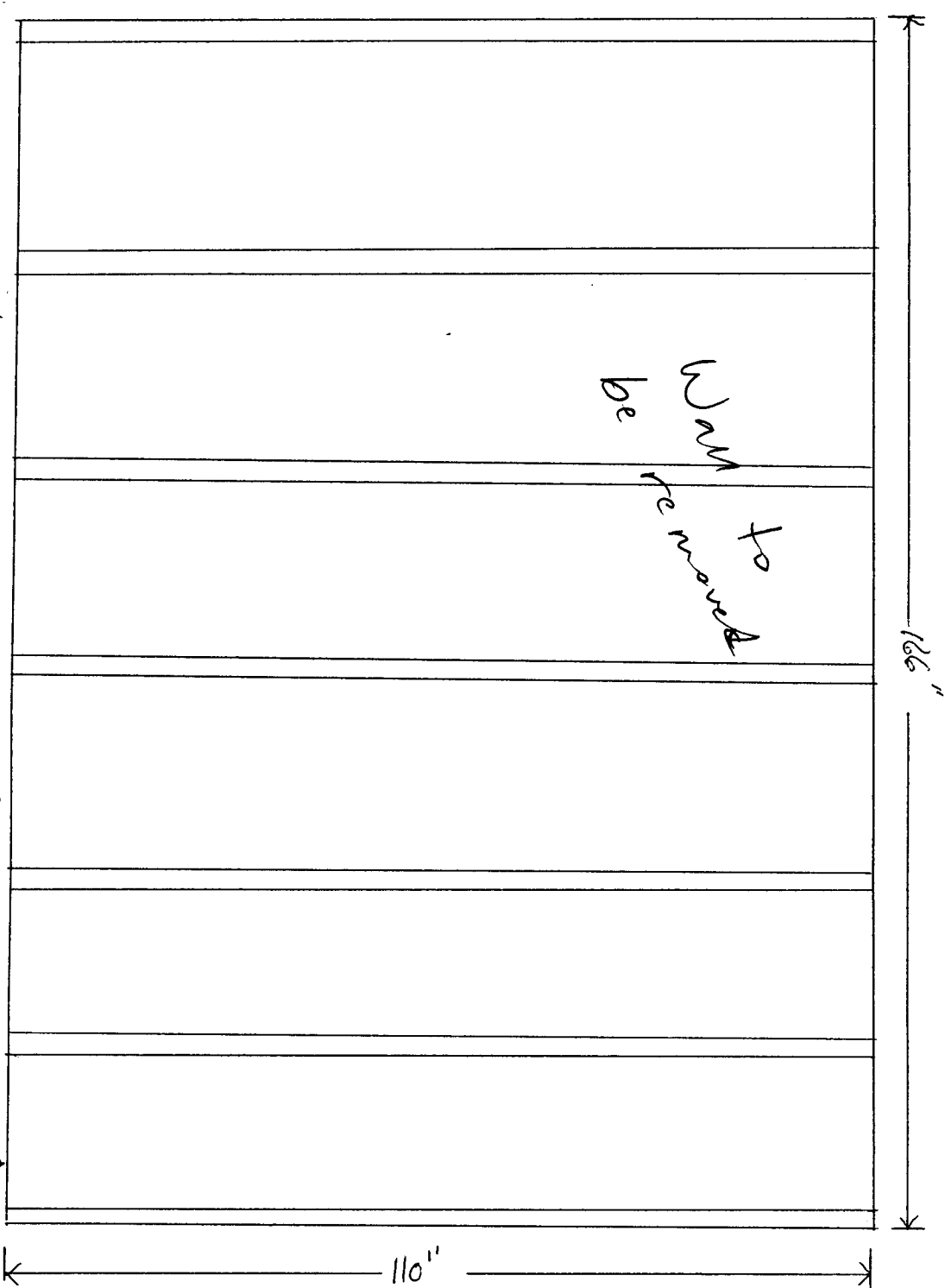
Utility Accounting Ch Cole Date 11/3/97

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

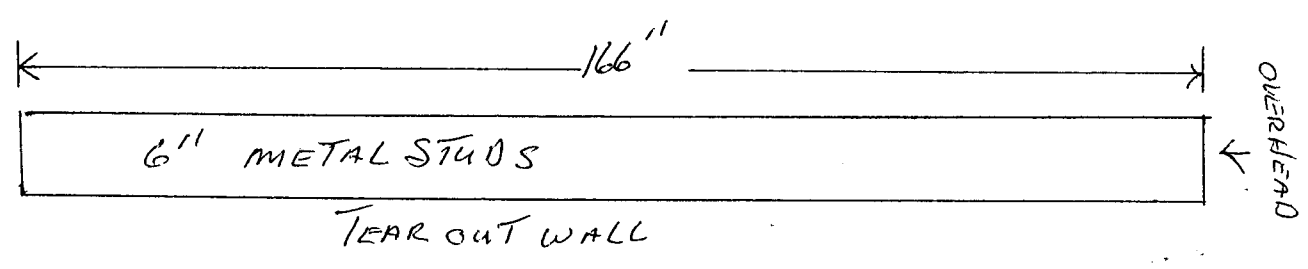
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

SUNDSTAND REMODEL - \$1600.00  
3800 SUNDSTAND WAY  
AR SET, COLO 81504

GENERAL CONSTRUCTION PH - 363 - 0511  
535 GRAND AVE  
AR SET, COLO 81501



to  
be  
removed



STAIRS

# ACCEPTED

THIS REVIEW COVERS CONSTRUCTION ON PRIVATE PROPERTY ONLY. ITEMS SHOWN IN PUBLIC R.O.W. MUST BE CLEARED WITH CITY OR COUNTY ENGINEER.

MAKE NO UNAUTHORIZED CHANGES

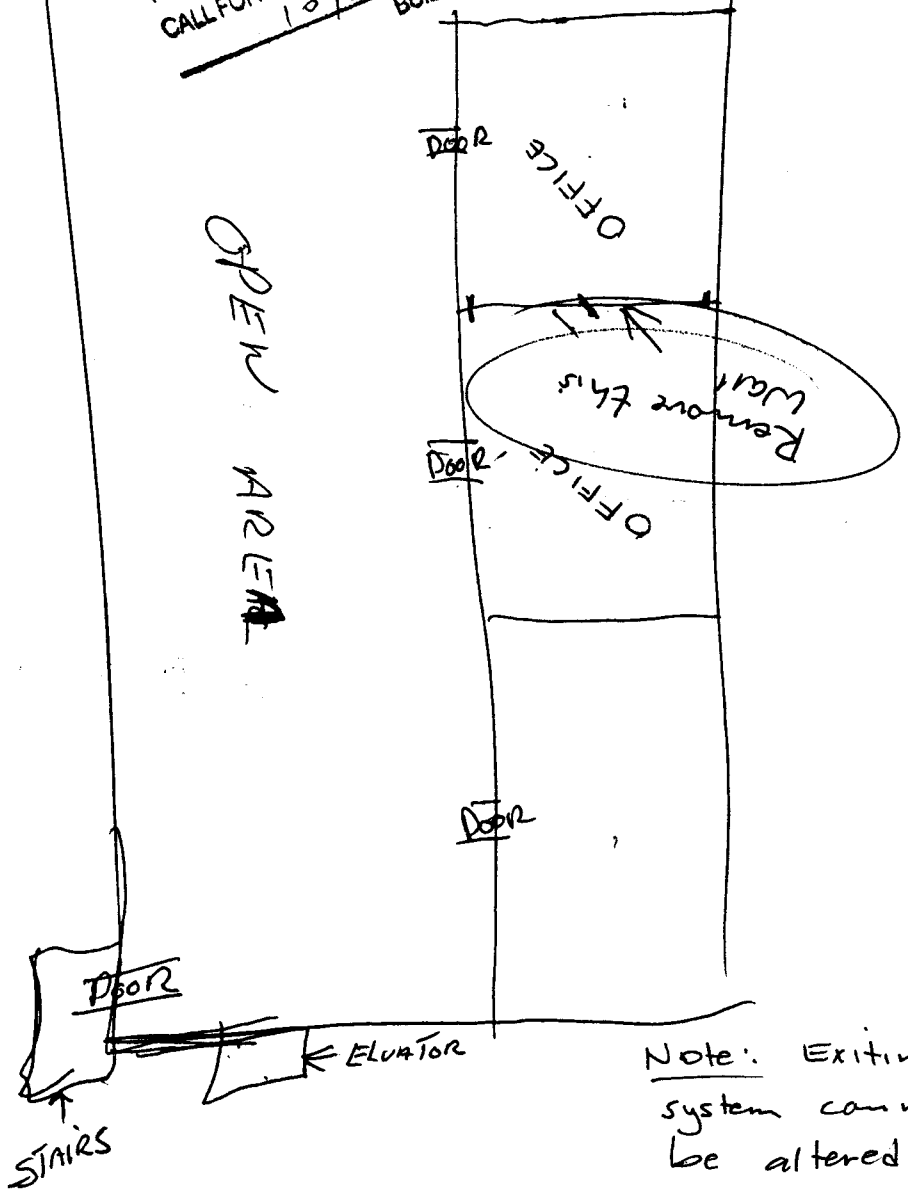
KEEP THESE PLANS ON THE JOB

CALL FOR INSPECTIONS

10/30/97

M. J. M. [Signature]

BUILDING INSPECTOR



FLOOR PLAN 2<sup>ND</sup> FLOOR

RECEIVED  
10/31/97