

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

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BLDG PERMIT NO. <u>90038</u>
FILE #

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

PacSun, Mesa Mall

THIS SECTION TO BE COMPLETED BY APPLICANT

6x 10

BUILDING ADDRESS 2424 Hwy. 6 + 50, Spc 34 TAX SCHEDULE NO. 2945-043-06-001

SUBDIVISION _____ CURRENT FAIR MARKET VALUE OF STRUCTURE \$ _____

FILING _____ BLK _____ LOT _____ ESTIMATED REMODELING COST \$ 85000-

OWNER Pacific Sunwear Stores Corp. NO. OF DWELLING UNITS: BEFORE _____ AFTER _____
 CONSTRUCTION N/A

ADDRESS 3450 E Miraloma, Anaheim, CA 92806 USE OF ALL EXISTING BLDGS mercantile

TELEPHONE 714-414-4038 DESCRIPTION OF WORK & INTENDED USE: non-structural

APPLICANT Matt Hardesty demolition, new non-bearing partitions,

ADDRESS 2102 Business Ctr Dr., Irvine, CA 92612 light + plumbing fixtures, A/C,

TELEPHONE 949-253-4188 acoustical ceiling, interior finishes

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

PARKING REQUIREMENT: _____ only

LANDSCAPING/SCREENING REQUIRED: YES _____ NO X 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 Matt Hardesty Date 6/17/03

Department Approval Alisa Proger Date 6/18/03

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>no chg in use / retail shop</u>
Utility Accounting	<u>Marshall Cole</u>		Date <u>6/19/03</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)