

Planning \$ <u>10.00</u>
TCP \$
Drainage \$
SIF\$

**PLANNING CLEARANCE**  
(Multifamily & Nonresidential Remodels and Change of Use)  
**Community Development Department**

BLDG PERMIT NO.
FILE #

71574-40472  
Building Address 2214 SANFORD DR UNIT B-10  
GRAND JCT. CO 81505  
Parcel No. 2701-313-05-032  
Subdivision GRAND VALLEY BUS PLAZA  
Filing 2 Block --- Lot ---

Multifamily Only:  
No. of Existing Units \_\_\_\_\_ No. Proposed \_\_\_\_\_  
Sq. Ft. of Existing 2,152 Sq. Ft. Proposed 0  
Sq. Ft. of Lot / Parcel \_\_\_\_\_  
Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
(Total Existing & Proposed) \_\_\_\_\_

**OWNER INFORMATION:**

Name DAVE + THERESA KARELS  
Address 2217 ILLA ST.  
City / State / Zip GRAND JUNCTION, CO 81505

**DESCRIPTION OF WORK & INTENDED USE:**

Remodel  Addition  
 Change of Use (\*Specify uses below)  
 Other: \_\_\_\_\_

**APPLICANT INFORMATION:**

Name FAITH CONSTRUCTION  
Address RD BDX 40376  
City / State / Zip GRAND JUNCTION, CO 81504  
Telephone (970) 234-1100

\* FOR CHANGE OF USE:  
\*Existing Use: OFFICE/WAREHOUSE  
\*Proposed Use: SAME

**REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, driveway location & width & all easements & rights-of-way which abut the parcel.**

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF	
ZONE <u>I-1</u>	Maximum coverage of lot by structures _____
SETBACKS: Front _____ from property line (PL)	Landscaping/Screening Required: YES _____ NO _____
Side _____ from PL Rear _____ from PL	Parking Requirement _____
Maximum Height of Structure(s) _____	Special Conditions: _____
Voting District _____	Ingress / Egress Location Approval _____ (Engineer's Initials)

Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (Section 305, Uniform Building 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 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).

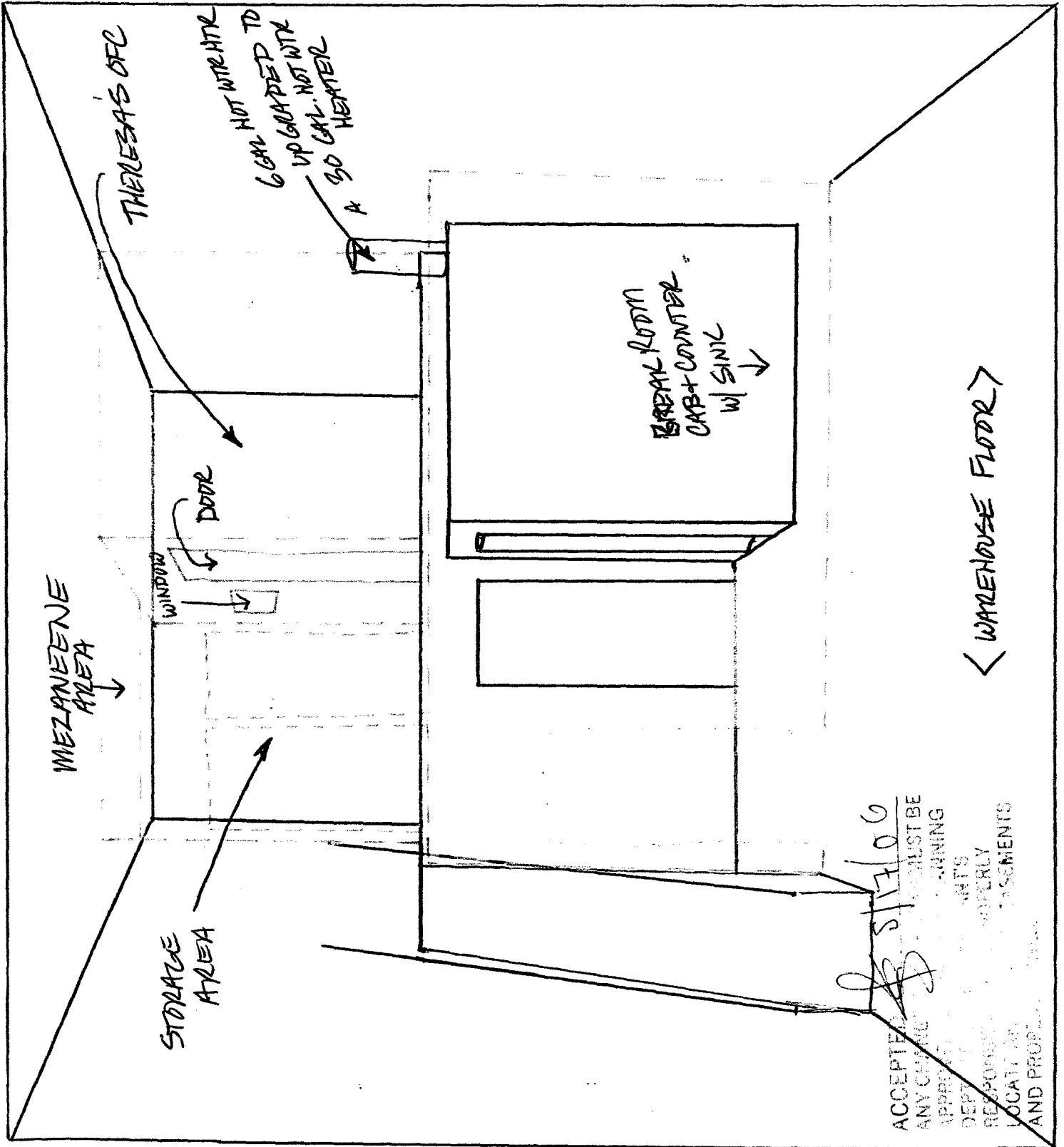
Applicant Signature [Signature] Date 8/17/06

Department Approval [Signature] Date 8/17/06

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>NO SWR Change</u>
Utility Accounting <u>[Signature]</u>	Date <u>8/17/06</u>		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)  
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

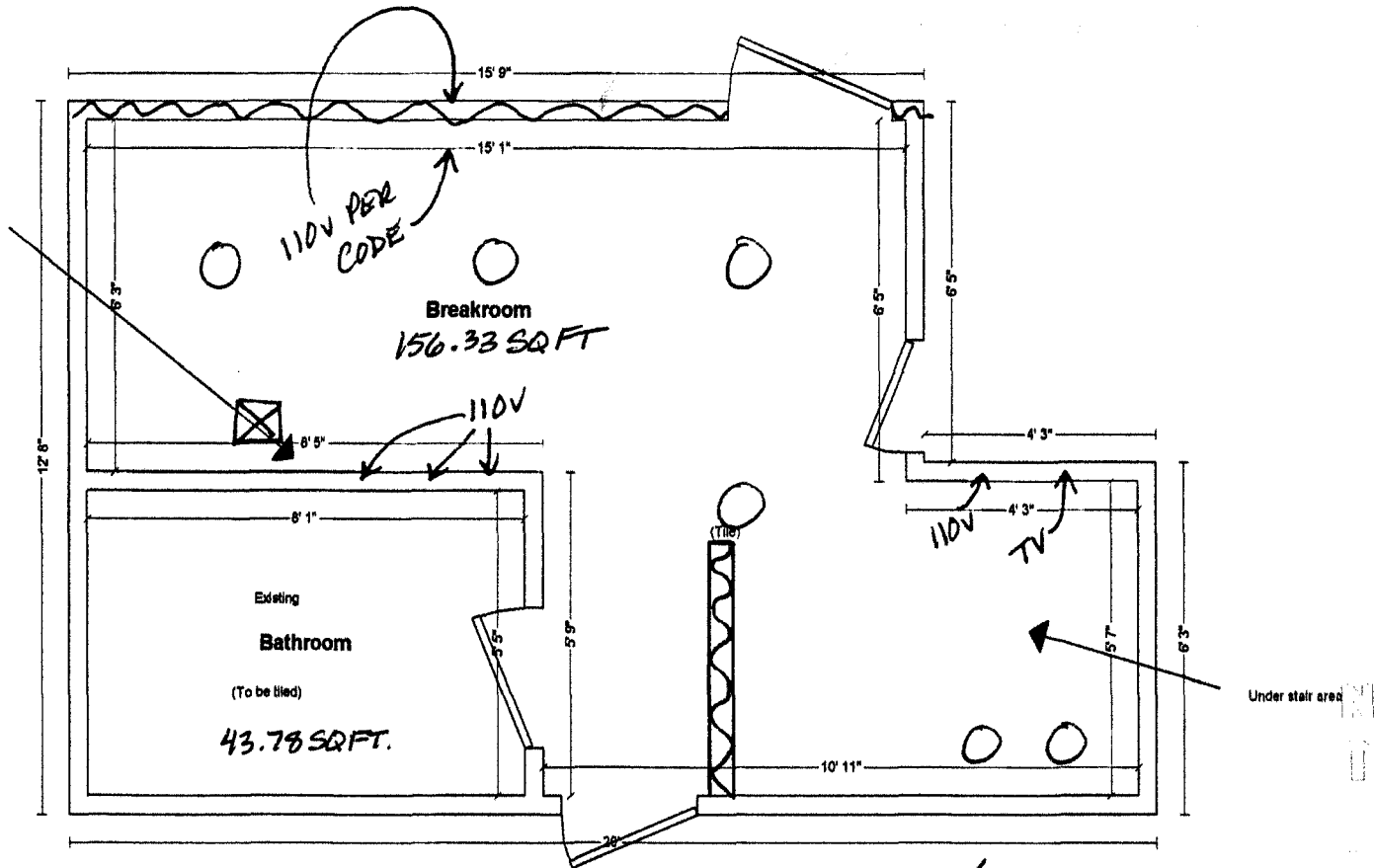
VALLEY OFFICE SUPPLY  
2214 SANFORD DR. UNIT B-10  
GRAND JUNCTION, CO 8150



FATH CONSTRUCTION  
VANCE - 234-1100

**Main Level**

Cabinet Wall



\*NOTE: CEILING = DROPPED ACOUSTICAL CEILING TILE/GRID SYSTEM *8/17/06*

~ = NEW CONSTRUCTION (2x4 CONSTRUCTION W/ 5/8 DRYWALL)

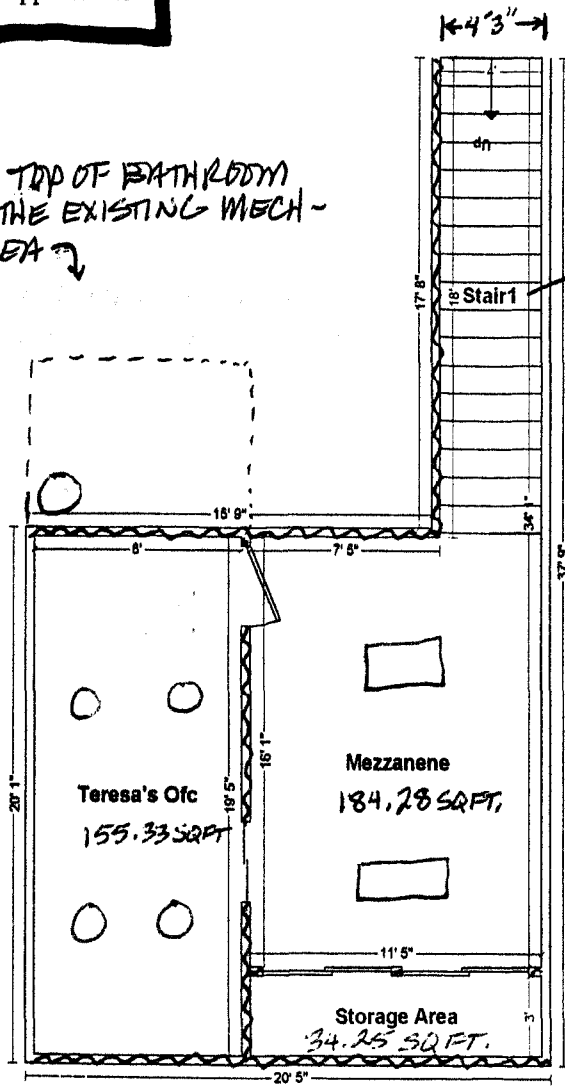
○ = RECESSED CAN LIGHTS

☒ = NEW BREAKROOM "HAND" SINK MOUNTED - IN A LAMINATE COUNTERTOP/ SINK BASE CABINET

ACCEPTED *8/17/06*  
 ANY CHANGE TO CONTRACTS MUST BE APPROVED BY THE PLANNING DEPT. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

**Upper Level**

ON TOP OF BATHROOM IS THE EXISTING MECH-AREA




~ = NEW CONSTRUCTION (2x4 WALLS w/ 5/8 DRYWALL)

○ = RECESSED CAN LIGHTS

□ = 4 BULB, FLOURESBANT LIGHT

\* NOTE: NO ADDITIONAL SQ FT IS BEING ADDED TO THIS BLDG.

ACCEPTED  8/17/06  
 ANY CHANGE MUST BE APPROVED BY PLANNING DEPT. IT IS THE USER'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

TOTAL UPPER LEVEL SQ FT = 382.50