

Planning \$ <u>5.00</u>
TCP \$
Drainage \$
SIF\$

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

BLDG PERMIT NO.
FILE #

Building Address 734 SO. 7TH ST.
Parcel No. 2945-231-02-023
Subdivision N/A
Filing _____ Block _____ Lot _____

Multifamily Only: _____
No. of Existing Units N/A No. Proposed _____
Sq. Ft. of Existing 53,000 Sq. Ft. Proposed 53,000
Sq. Ft. of Lot / Parcel 4.5 ± ACRES
Sq. Ft. Coverage of Lot by Structures & Impervious Surface
(Total Existing & Proposed) N/A

OWNER INFORMATION:

Name DAILY SENTINEL
Address 734 SO. 7TH ST.
City / State / Zip GRAND JCT., CO 81501

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name ALPINE C.M., INC.
Address 3189 MESA AVE.
City / State / Zip GRAND JCT., CO 81504
Telephone 434-9874

* FOR CHANGE OF USE:
*Existing Use: BUSINESS
*Proposed Use: BUSINESS
Estimated Remodeling Cost \$ 150,000.00
Current Fair Market Value of Structure \$ 1,441,870.00

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 <u>15'</u> from property line (PL)	Landscaping/Screening Required: YES _____ NO <u>X</u>
Side <u>5'</u> from PL Rear <u>10'</u> from PL	Parking Requirement <u>N/A</u>
Maximum Height of Structure(s) _____	Special Conditions: <u>Interior remedial</u>
Voting District _____	Ingress / Egress Location Approval <u>only</u> (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 _____ Date 11/15/06
Department Approval [Signature] Date 11-15-06

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No <u>NO WTR / NO SWR</u>
Utility Accounting <u>[Signature]</u>	Date <u>11/15/06</u> <u>Orange</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)