

Planning \$	500
TCP \$	—
Drainage \$	—
SIF\$	—

PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

Community Development Department

BLDG PERMIT NO. _____

FILE # _____

Building Address 530 Grand

Parcel No. 2945.102-01-491

Subdivision City of GJ

Filing _____ Block 73 Lot 1-12; 21-28

Multifamily Only:

No. of Existing Units _____ No. Proposed _____

Sq. Ft. of Existing _____ Sq. Ft. Proposed _____

Sq. Ft. of Lot / Parcel 1.62 Ac

Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____

OWNER INFORMATION:

Name Miss. County Public Library

Address 530 Grand

City / State / Zip 81501

APPLICANT INFORMATION: Daniel Cartner

Name Chamberlin Architect

Address 437 Main St

City / State / Zip 81501

Telephone 242-6804

DESCRIPTION OF WORK & INTENDED USE:

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

* FOR CHANGE OF USE:

*Existing Use: Library

*Proposed Use: Same

Estimated Remodeling Cost \$ ~~500,000~~ See Attached

Current Fair Market Value of Structure \$ 1,606,290

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 B-1

Maximum coverage of lot by structures _____

SETBACKS: Front 20/25 from property line (PL)

Landscaping/Screening Required: YES _____ NO

Side 00/00 from PL Rear 15/15 from PL

Parking Requirement _____

Maximum Height of Structure(s) 40'

Special Conditions: _____

Voting District A 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 _____ Date 2/1/06

Department Approval [Signature] Date 2/1/06

Additional water and/or sewer tap fee(s) are required:	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	W/O No. _____
Utility Accounting	<u>[Signature]</u>		Date <u>2/1/06</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)

MCPLD CENTRAL LIBRARY REMODEL

OPINION OF PROBABLE COSTS

November 15, 2005

<u>Item</u>	<u># of Units</u>	<u>Units</u>	<u>Unit Price</u>	<u>Total</u>	<u>Construction Requiring a Building Permit</u>
General Conditions - 10%	0.1	ls	\$ 392,068.75	\$ 39,206.88	\$ 19,359.00
Selective Demolition - Move Stacks for Carpeting, Move Wall Shelves for Painting, Demo Landscape Areas, Etc.	1	ls	\$ 8,000.00	\$ 8,000.00	-
Demolition - Walls, Cabinets, Ceilings, Misc.	1	ls	\$ 15,000.00	\$ 15,000.00	-
Entry Canopy and South Lobby Space	398	sf	\$ 80.00	\$ 31,840.00	\$ 31,840.00
Window & Book Drop	1	ea	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00
Acoustical Ceiling Grid	6,475	sf	\$ 2.00	\$ 12,950.00	-
Carpet and Base (out of separate budget)	33,788	sf		\$ -	-
Paint Existing Walls	35,305	sf	\$ 0.75	\$ 26,478.75	-
Skylights (2 big, 2 small)	4	ea	\$ 1,000.00	\$ 4,000.00	\$ 4,000.00
Cabinetry	262	lf	\$ 200.00	\$ 52,400.00	-
Storefront glazed walls at Lower Level	134	lf	\$ 150.00	\$ 20,100.00	\$ 20,100.00
Metal Stud/Gypsum Board Interior Partitions	550	lf	\$ 45.00	\$ 24,750.00	\$ 24,750.00
Doors, Frames, Hardware	33	ea	\$ 800.00	\$ 26,400.00	\$ 26,400.00
Signage	1	ls	\$ 5,000.00	\$ 5,000.00	-
Plumbing - Relocate fixtures and circ sink, incl sawcut	1	ls	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00
Mechanical - HVAC, fire sprinklers	1	ls	\$ 27,300.00	\$ 27,300.00	\$ 25,000.00
Electrical - Lighting, power, data, fire alarm	1	ls	\$ 107,000.00	\$ 107,000.00	\$ 50,000.00
Sitework - New Dropoff & Sidewalk	3870	sf	\$ 5.00	\$ 19,350.00	-
Sub-Total				\$ 431,275.63	\$ 212,949.00
Contingencies - 10%				\$ 43,127.56	-
Contractor OH&P - 10%				\$ 43,127.56	\$ 21,294.90
Total				\$ 517,530.75	\$ 234,243.90
Assessed Value of Building				\$ 1,340,000.00	
				x 25%	
				\$ 335,000.00	> \$ 234,243.90