

Planning \$	5.00
TCP \$	0
Drainage \$	0
SIF\$	0

PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

Community Development Department

BLDG PERMIT NO. _____

FILE # _____

Building Address 2116 North Ave
 Parcel No. 2945-113-00-004 ~~113-00-004~~
 Subdivision N/A
 Filing _____ Block _____ Lot _____

Multifamily Only: _____
 No. of Existing Units _____ No. Proposed _____

Sq. Ft. of Existing 7,320 Sq. Ft. Proposed SAME

Sq. Ft. of Lot / Parcel 0.402 acres each

Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 7,320 existing + proposed

OWNER INFORMATION:

Name Alvistar Inc
 Address P.O. Box 2404
 City / State / Zip G.J., CO 81502

DESCRIPTION OF WORK & INTENDED USE:

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

*** FOR CHANGE OF USE:**

*Existing Use: Office

*Proposed Use: Office

Estimated Remodeling Cost \$ 20,000
~~21,525.00~~

Current Fair Market Value of Structure \$ 131,790.00
~~212,750.00~~

APPLICANT INFORMATION:

Name Integrity Contracting
 Address P.O. Box 698
 City / State / Zip Windsor, CO 81521
 Telephone (970) 242-9396

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 C-2 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: Remodel
 Voting District _____ Ingress / Egress Location Approval only
 (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 Andrea J. Supt Date 2-24-06

Department Approval Paul Hall Date 2/24/06

Additional water and/or sewer tap fee(s) are required: YES _____ NO _____ W/O No. _____

Utility Accounting Pat Claborn Date 2/24/06

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)