

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

PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

Community Development Department

BLDG PERMIT NO.
FILE #

Building Address 302 White
 Parcel No. 2945-143-03-952
 Subdivision Saint Josephs Subdivision
 Filing _____ Block _____ Lot A

Multifamily Only:
 No. of Existing Units _____ No. Proposed _____
 Sq. Ft. of Existing 4000 Sq. Ft. Proposed no change
 Sq. Ft. of Lot / Parcel 7000
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 5500

OWNER INFORMATION:

Name Diocese of Pueblo / Saint Josephs
 Address 230 North 3rd Street
 City / State / Zip Grand Jct. Colo 81501

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name Alpina CM Inc
 Address 3189 Mesa Ave
 City / State / Zip Grand Jct Colo 81504
 Telephone 434.9874

*** FOR CHANGE OF USE:**

*Existing Use: Church
 *Proposed Use: Church

Estimated Remodeling Cost \$ \$60,000.00
 Current Fair Market Value of Structure \$ has no value

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>B-2</u>	Maximum coverage of lot by structures _____
SETBACKS: Front _____ from property line (PL)	Landscaping/Screening Required: YES _____ NO <u>X</u>
Side _____ from PL Rear _____ from PL	Parking Requirement <u>N/A</u>
Maximum Height of Structure(s) _____	Special Conditions: <u>Interior remodel</u>
Voting District _____	Ingress / Egress Location Approval _____ (Engineer's Initials)

only - is okay by KP-upgrade subsequently due to fire

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 N. K. [Signature] Date 1-18-06
 Department Approval [Signature] Date 1-18-06

Additional water and/or sewer tap fee(s) are required: YES _____ NO <u>X</u> W/O No. _____
Utility Accounting <u>[Signature]</u> Date <u>1/18/06</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)