

Planning \$	5-00
TCP \$	/
Drainage \$	/
SIF \$	/

PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

Public Works and Planning Department

BLDG PERMIT NO.

FILE #

Building Address 2115 Grand Ave
 Parcel No. 2945-134-00-942
 Subdivision _____
 Filing _____ Block _____ Lot _____

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

OWNER INFORMATION:

Name MCV School Dist No 51
 Address 2115 Grand Ave
 City / State / Zip Grand Jct CO 81501

DESCRIPTION OF WORK & INTENDED USE:

<input checked="" type="checkbox"/> Remodel	<input type="checkbox"/> Change of Use (*Specify uses below)
<input type="checkbox"/> Addition	<input type="checkbox"/> Change of Business
<input type="checkbox"/> Other: _____	

APPLICANT INFORMATION:

Name Vostatek Construction
 Address 3439 Grand Valley Canal Rd
 City / State / Zip Clifton CO 81520
 Telephone 434-5665

*** FOR CHANGE OF USE:**

*Existing Use: Offices
 *Proposed Use: Offices

Estimated Remodeling Cost \$ # 8700
 Current Fair Market Value of Structure \$ # 1M

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 PLANNING STAFF

ZONE <u>C-2</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 PAID
Maximum Height of Structure(s) _____	Special Conditions: <u>JAN 23 2008</u>
Voting District _____	Ingress / Egress Location Approval <u>IB</u> (Engineer's Initials)

Modifications to this Planning Clearance must be approved, in writing, by the Public Works and Planning 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 Carol Stetler Date 1/23/08
 Planning Approval Pat Dunlap Date 1/23/08

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting <u>LeBensley</u>	Date <u>1/23/08</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)

NOTICE

ANY PERSON, PERSONS OR FIRM ACTING AS A CONTRACTOR OR A SUB CONTRACTOR WITHIN THE CITY LIMITS OF GRAND RAPIDS, MI, SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF GRAND RAPIDS.

ACCEPTED *as noted*

THIS REVIEW COVERS CONSTRUCTION ON PRIVATE PROPERTY ONLY. ITEMS SHOWN IN PUBLIC R.O.W. MUST BE CLEARED WITH CITY OR COUNTY ENGINEER.

MAKE NO UNAUTHORIZED CHANGES ✓

KEEP THESE PLANS ON THE JOB ✓

CALL FOR INSPECTIONS ✓

1-22-08 *M. Li Muesy*

BUILDING INSPECTOR

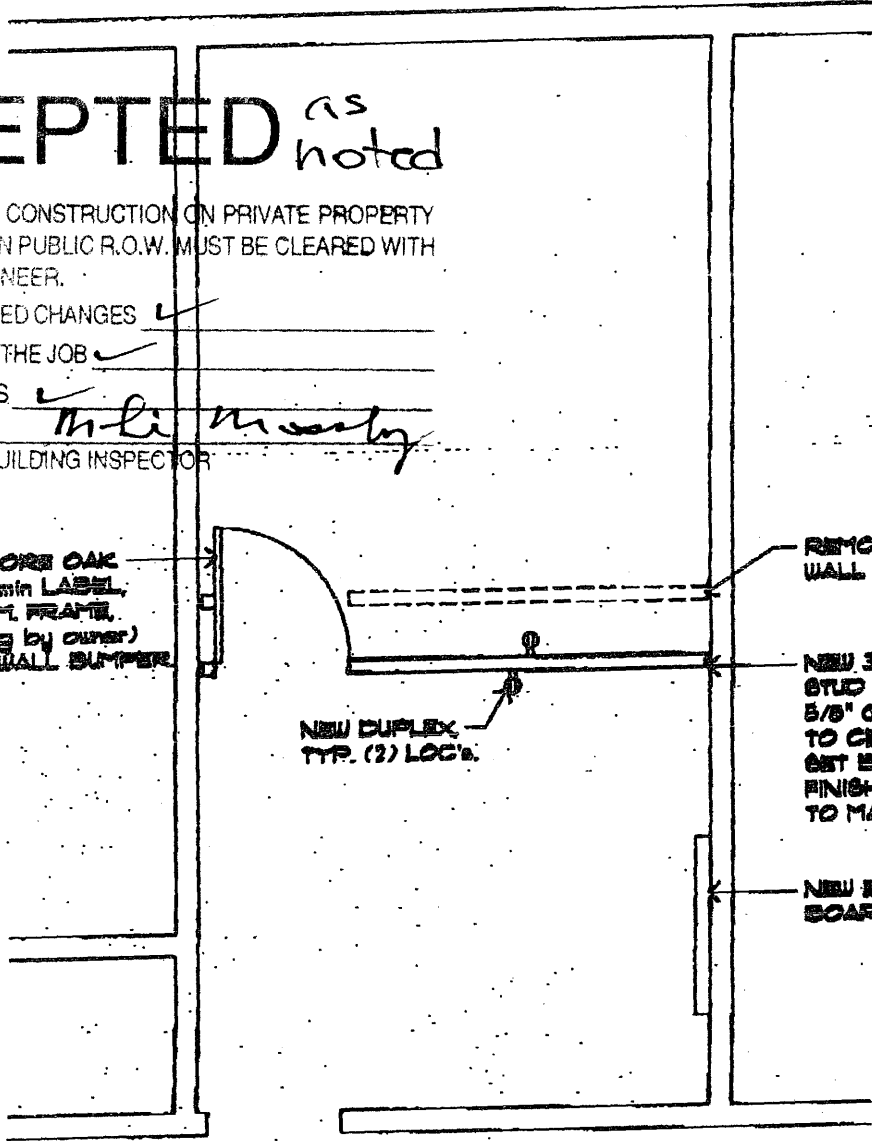
NEW 3" x 7" SOLID CORE OAK VENEER DOOR W/2 min LABEL, 6" x 24" VIEW UNIT, H.M. FRAME, LOCKSET (core/keying by owner) TO MATCH EXISTING, WALL BUMPER

NEW DUPLEX TYP. (2) LOC'S

REMOVE EXISTING WALL COMPLETELY.

NEW 3 5/8" MTL STUD WALL WITH 5/8" GAUG EA. SIDE TO CEILING. 4" TOP GET BASE EA. SIDE FINISH AND PAINT TO MATCH EXIST'G.

NEW ELEC. BASE BOARD HEAT, 48"



Notes:

PARTIAL FLOOR PLAN

- 1.) All electrical work per 2005 NEC.
- 2.) Lighting per energy code (2006 IECC) watts per sq. ft. dual switching etc.
- 3.) All mechanical work per 2006 IMC.

COPY