

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

Planning \$
Bldg Permit #
File #

PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

Public Works & Planning Department

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

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

OWNER INFORMATION:

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

DESCRIPTION OF WORK & INTENDED USE:
 Remodel Change of Use (*Specify uses below)
 Addition Change of Business
 Other: OFFICE REMODEL ONLY

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: N/A
 *Proposed Use: N/A

Estimated Remodeling Cost \$ 54,000.⁰⁰
 Current Fair Market Value of Structure \$ N/A

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>i-1</u>	Maximum coverage of lot by structures _____
SETBACKS: Front <u>15</u> from property line (PL)	Landscaping/Screening Required: YES _____ NO _____
Side <u>5</u> from PL Rear <u>10</u> from PL	Parking Requirement _____
Maximum Height of Structure(s) _____	Floodplain Certificate Required: YES _____ NO _____
Voting District _____	Special Conditions: _____
Ingress / Egress Location Approval _____ (Engineer's Initials)	

Modifications to this Planning Clearance must be approved, in writing, by the Public Works & 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.

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 2/23/10

Planning Approval _____ Date 2/24/10

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

Utility Accounting _____ Date 2/24/10

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.4 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)