

TCP \$
Drainage \$
SIF\$
Inspection \$

Planning \$ 5.00
Bldg Permit #
File #

PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

Public Works & Planning Department

326-075

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 S. 7TH ST.
 City / State / Zip GRAND JCT., CO 81501

DESCRIPTION OF WORK & INTENDED USE:

Remodel Change of Use (*Specify uses below)
 Addition Change of Business
 Other: REMODEL RESTROOMS

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 AUG 24 2010
 *Proposed Use: N/A NO
 Estimated Remodeling Cost \$ 80K
 Current Fair Market Value of Structure \$ ~~2519,620.00~~

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 I-1 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 approved per plan
 Maximum Height of Structure(s) _____ Floodplain Certificate Required: YES _____ NO _____
 Voting District _____ Ingress / Egress Location Approval _____
 (Engineer's Initials) _____
 Special Conditions: Daily Sentinel Interior only

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 [Signature] Date 8/24/10
 Planning Approval Gayle Henderson Date 8-24-2010

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No. <u>no sewer / water</u>
Utility Accounting	<u>Q P A E</u>		Date <u>8/24/10</u>

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)