

Planning \$	10 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 2800 Sunstrand Way
Parcel No. 2701-361-38-001
Subdivision _____
Filing _____ Block _____ Lot _____

Multifamily Only:
No. of Existing Units 1 No. Proposed 0
Sq. Ft. of Existing min. 30K sq. ft Sq. Ft. Proposed 0
Sq. Ft. of Lot / Parcel 16,476
Sq. Ft. Coverage of Lot by Structures & Impervious Surface
(Total Existing & Proposed) n.a.

OWNER INFORMATION:

Name Colo Printing
Address 640 So. 12th
City / State / Zip GJ Co 81501

DESCRIPTION OF WORK & INTENDED USE:
 Remodel Addition
 Change of Use (*Specify uses below)
 Other: remodel 1600 sqft/0

APPLICANT INFORMATION:

Name FCI Constructors
Address PO 1767
City / State / Zip GJ Co 81502
Telephone 434-9093

* FOR CHANGE OF USE:
*Existing Use: Vacant
*Proposed Use: Printing Comp
Estimated Remodeling Cost \$ 50,000.00
Current Fair Market Value of Structure \$ 2,725,000

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>1-0</u>	Maximum coverage of lot by structures <u>n.a.</u>
SETBACKS: Front <u>n.a.</u> from property line (PL)	Landscaping/Screening Required: YES _____ NO <u>n.a.</u>
Side <u>n.a.</u> from PL Rear <u>n.a.</u> from PL	Parking Requirement <u>n.a.</u>
Maximum Height of Structure(s) <u>n.a.</u>	Special Conditions _____
Voting District _____	Ingress / Egress Location Approval <u>n.a.</u> (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 Ed Singer Date 6-14-06
Department Approval Judith A. Ricci Date 6/14/06

Additional water and/or sewer tap fee(s) are required:	YES	<input checked="" type="checkbox"/> NO	W/O No.
Utility Accounting <u>W Benseley</u>	Date <u>6/14/06</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)