

|                                    |
|------------------------------------|
| Planning \$ <u>10<sup>00</sup></u> |
| TCP \$                             |
| Drainage \$                        |
| SIF\$                              |

# PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

## Community Development Department

|                 |
|-----------------|
| BLDG PERMIT NO. |
| FILE #          |

123510-72514

Building Address 365 32 ROAD

Parcel No. ~~2943-221-15-001~~ 2943-221-15-001

Subdivision ~~2943-221-15-001~~

Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_

**OWNER INFORMATION:**

Name HAMILTON ENERGY

Address 3199 D ROAD

City / State / Zip GT, CO 81501

**APPLICANT INFORMATION:**

Name FCI CONSTRUCTORS, INC.

Address 3070 170 B, BLDG A

City / State / Zip GT, CO 81504

Telephone 970.523.0578

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) \_\_\_\_\_

**DESCRIPTION OF WORK & INTENDED USE:**

Remodel  Addition  
 Change of Use (\*Specify uses below)  
 Other: Interior Remodel

**\* FOR CHANGE OF USE:**

\*Existing Use: D

\*Proposed Use: Drywall / Lights

Estimated Remodeling Cost \$ 15,000 -

Current Fair Market Value of Structure \$ 8,860,120

**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>I-1</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 _____   |
| Maximum Height of Structure(s) _____          | Special Conditions: _____   |
| Voting District _____                         | Ingress / Egress Location Approval _____<br>(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 D. KASNOFF Date 9/3/2008

Department Approval [Signature] Date 9/3/08

|  |                                    |
|--|------------------------------------|
| Additional water and/or sewer tap fee(s) are required: YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> | W/O No. <u>NO wtr / swr charge</u> |
| Utility Accounting <input checked="" type="checkbox"/>   | Date <u>9/3/08</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)