

Planning \$	5 <sup>00</sup>
TCP \$	—
Drainage \$	—
SIF\$	—

**PLANNING CLEARANCE**  
(Multifamily & Nonresidential Remodels and Change of Use)  
Public Works and Planning Department

BLDG PERMIT NO.	
FILE #	None

Building Address 3199 D ROAD  
Parcel No. 2943-221-01003-0001  
Subdivision CORN INDUSTRIAL PARK  
Filing \_\_\_\_\_ Block 1 Lot \_\_\_\_\_

Multifamily Only:  
No. of Existing Units 0 No. Proposed 0  
Sq. Ft. of Existing 63,705 sq ft Sq. Ft. Proposed \_\_\_\_\_  
Sq. Ft. of Lot / Parcel \_\_\_\_\_  
Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
(Total Existing & Proposed) N/A

**OWNER INFORMATION:**

Name HAMILBERTON  
Address 3199 D ROAD  
City / State / Zip CO CO 81504

**DESCRIPTION OF WORK & INTENDED USE:**

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

\* FOR CHANGE OF USE:

\*Existing Use: Office / Storage  
\*Proposed Use: Office / Storage  
Estimated Remodeling Cost \$ 20,000  
Current Fair Market Value of Structure \$ 843,730<sup>00</sup>

**APPLICANT INFORMATION:**

Name FEL CONSTRUCTORS INC  
Address 3070 I-70 B, BLDG A  
City / State / Zip CO CO 81504  
Telephone 523-0578

**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 Interior Only from PL Rear \_\_\_\_\_ from PL Parking Requirement \_\_\_\_\_  
Maximum Height of Structure(s) \_\_\_\_\_ Special Conditions: \_\_\_\_\_  
Voting District \_\_\_\_\_ Ingress / Egress Location Approval \_\_\_\_\_  
(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 D. KARNOFF Date 2/25/2008  
Planning Approval Antonia Costello Date 2/25/08

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No.
Utility Accounting <u>T. Bensley</u>	Date <u>2/25/08</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)

**PAID**

NOTE 33,840 sq ft IN CONCR.