

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

Planning \$ <u>500</u>
Bldg Permit #
File #

PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

Public Works & Planning Department

Building Address 2492 1/2 Industrial Blvd
 Parcel No. 2945-091-01-021
 Subdivision TWC Minor Subdivision
 Filing _____ Block _____ Lot 2

Multifamily Only:
 No. of Existing Units 8 No. Proposed _____
 Sq. Ft. of Existing 6840 Sq. Ft. Proposed Same
 Sq. Ft. of Lot / Parcel 1713 31058 SF
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) _____

OWNER INFORMATION:

Name Feather Petroleum
 Address 2492 1/2 Industrial Blvd
 City / State / Zip Grd Jct Co 81505

DESCRIPTION OF WORK & INTENDED USE:

<input type="checkbox"/> Remodel	<input type="checkbox"/> Change of Use (*Specify uses below)
<input type="checkbox"/> Addition	<input type="checkbox"/> Change of Business
Other: <u>adding basement windows =</u>	

APPLICANT INFORMATION:

Name FCI Const. Inc
 Address 3070 I-70 B-Loop
 City / State / Zip Grd Jct Co 81504
 Telephone 434-9093

*** FOR CHANGE OF USE:**

*Existing Use: _____
 *Proposed Use: _____

Estimated Remodeling Cost \$ 6000

Current Fair Market Value of Structure \$ 284,910

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>C2</u>	Maximum coverage of lot by structures _____
SETBACKS: Front <u>15</u> from property line (PL)	Landscaping/Screening Required: YES _____ NO <u>X</u>
Side <u>0</u> from PL Rear <u>10</u> from PL	Parking Requirement _____
Maximum Height of Structure(s) <u>40</u>	Floodplain Certificate Required: YES _____ NO <u>X</u>
Voting District _____	Special Conditions: _____
Ingress / Egress Location Approval _____	(Engineer's Initials) _____

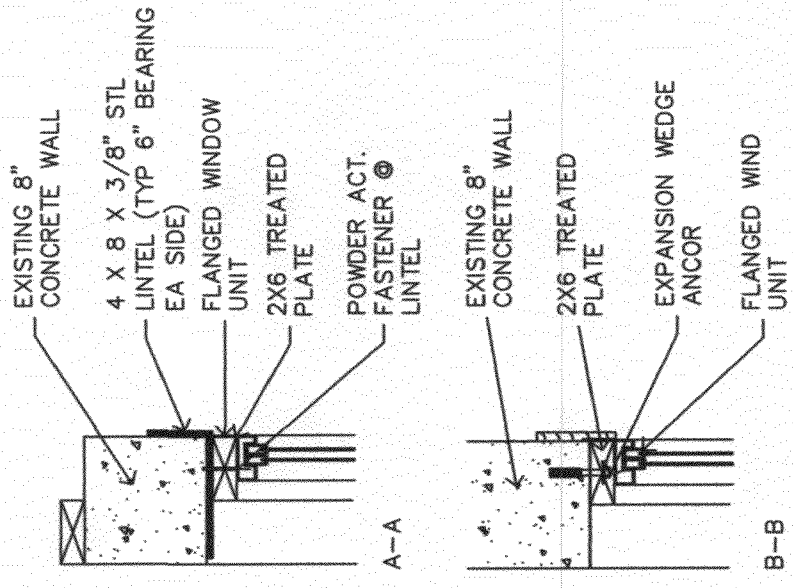
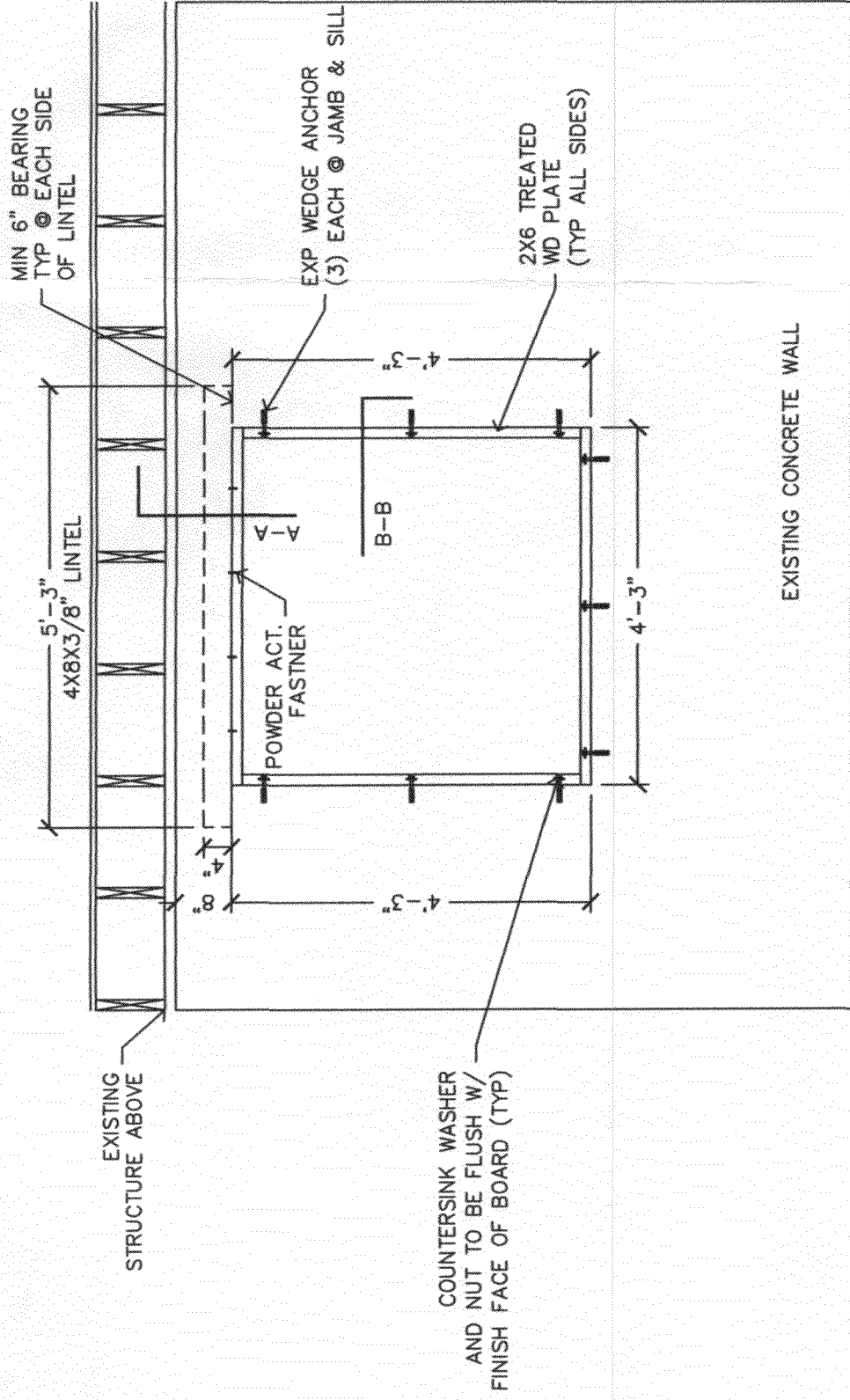
Modifications to this Planning Clearance must be approved, in writing, by the Public Works & Planning Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building 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).

X Applicant Signature [Signature] Date 11-10-08
 Planning Approval [Signature] Date 11/10/08

Additional water and/or sewer tap fee(s) are required: YES _____ NO <u>X</u> W/O No. <u>NO wtr/swr change.</u>
Utility Accounting <u>[Signature]</u> Date <u>11/10/08</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)



ACCEPTED *cl*
 ANY CHANGE OF SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING DIVISION.
 IT IS THE APPLICANT'S RESPONSIBILITY TO
 PROPERLY LOCATE AND IDENTIFY
 EASEMENTS AND PROPERTY LINES.

1 CONCRETE WINDOW CUT-IN
 A1.0 1/2" = 1'-0"