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

BLDG PERMIT NO.
FILE #

Building Address 1405 Welling ton
Parcel No. 2945-122-00-977
Subdivision Fairmount Sub
Filing _____ Block _____ Lot _____

Multifamily Only:
No. of Existing Units _____ No. Proposed _____
Sq. Ft. of Existing 8471 Sq. Ft. Proposed 8471
Sq. Ft. of Lot / Parcel _____
Sq. Ft. Coverage of Lot by Structures & Impervious Surface
(Total Existing & Proposed) _____

OWNER INFORMATION:

Name Hilltop Health Services
Address 1331 Hermosa
City / State / Zip Grand Jct. CO 81506

DESCRIPTION OF WORK & INTENDED USE:

Remodel Change of Use (*Specify uses below)
 Addition Change of Business
 Other: interior remodel of Gould fitness center.

* FOR CHANGE OF USE:

APPLICANT INFORMATION:

Name FCI Constructors
Address PO Box 1767
City / State / Zip Grand Jct. CO 81502
Telephone 434 9093

*Existing Use: _____
*Proposed Use: _____

Estimated Remodeling Cost \$ 500,000
Current Fair Market Value of Structure \$ 1,069,600

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 Rmf-8
SETBACKS: Front 20' from property line (PL)
Side 5' from PL Rear 10' from PL
Maximum Height of Structure(s) 35
Voting District _____ Ingress / Egress Location Approval _____
(Engineer's Initials)

Maximum coverage of lot by structures 70%
Landscaping/Screening Required: YES NO
Parking Requirement N/A
Special Conditions: Interior Remodel Only
Approved per plan

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 Cris Thibon Date 2/1/08
Planning Approval Gayleen Henderson Date 2-1-08

PAYED

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting <u>W Bunsley</u>	Date <u>2/1/08</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)