

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

Planning \$ <u>5<sup>00</sup></u>
Bldg Permit #
File #

## PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

### Public Works & Planning Department

Building Address 12312-7661  
1405 Wellington Ave Unit 28

Parcel No. 2945-122-00-977

Subdivision \_\_\_\_\_

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

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) \_\_\_\_\_

**OWNER INFORMATION:**

Name Hilltop Bacon Community Building #5

Address 1405 Wellington Ave

City / State / Zip Grand Jct CO 81506

**DESCRIPTION OF WORK & INTENDED USE:**

Remodel       Change of Use (\*Specify uses below)

Addition       Change of Business

Other: w/ plumbing & electrical

**APPLICANT INFORMATION:**

Name FCI

Address 3070 I 70 B

City / State / Zip Grand Jct CO 81502

Telephone 970-434-9093

\* FOR CHANGE OF USE:

\*Existing Use: \_\_\_\_\_

\*Proposed Use: \_\_\_\_\_

Estimated Remodeling Cost \$ \_\_\_\_\_

Current Fair Market Value of Structure \$ \_\_\_\_\_

**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>R-0</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) _____	Floodplain Certificate Required: YES _____ NO _____		
Voting District _____	Ingress / Egress Location Approval _____	Special Conditions: _____	
		(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).

Applicant Signature [Signature] Date 9-2-08

Planning Approval [Signature] Date 9/2/08

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>No Wtr/Swr Change</u>
Utility Accounting	Date <u>9/2/08</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)