

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

Planning \$ <u>5.00</u>
Bldg Permit #
File #

PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

Public Works & Planning Department

Building Address 2526 F Road
 Parcel No. 245-033-93-002
 Subdivision TOT LLC
 Filing _____ Block _____ Lot 2

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) _____

53467-0 2.5 eq

OWNER INFORMATION:

Name TOT LLC
 Address 2673 Dahlia Ct.
 City / State / Zip Grand Junction, CO 81506

DESCRIPTION OF WORK & INTENDED USE:

Remodel Change of Use (*Specify uses below)
 Addition Change of Business
 Other: NO CHANGE TO FOOTPRINT

APPLICANT INFORMATION:

Name FCC Constructors, Inc.
 Address 3070 I-70 B Bldg A
 City / State / Zip Grand Junction, CO 81504
 Telephone 970-434-9093

* FOR CHANGE OF USE: INTERIOR ONLY
 *Existing Use: Party Facilities
 *Proposed Use: Drill Bit FABRICATION
ELEC, PLUMBING, INTERIOR FRAMEWORK
 Estimated Remodeling Cost \$ 250,000.00
 Current Fair Market Value of Structure \$ 1,051,120.00

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>I-O</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 _____	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).

Applicant Signature GREGORY K. BARNETT Date 6/29/2010
 Planning Approval [Signature] Date 6/29/2010

Additional water and/or sewer tap fee(s) are required: YES NO <u>X</u> W/O No. <u>NO water / sewer charge</u>
Utility Accounting <u>[Signature]</u> Date <u>6/29/10</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)