

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

Planning \$ 5.00
Bldg Permit #
File #

PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

Public Works & Planning Department

Building Address 1620 Hermosa Ave
 Parcel No. 2945-013-15-003
 Subdivision The Commons
 Filing _____ Block _____ Lot 3

Multifamily Only:
 No. of Existing Units 2 No. Proposed 1
 Sq. Ft. of Existing 4400ft Sq. Ft. Proposed 4600sqft
 Sq. Ft. of Lot / Parcel _____
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) _____

OWNER INFORMATION:

Name Hill Top Community Resources
 Address 1331 Hermosa Ave
 City / State / Zip GJ CO. 81506

DESCRIPTION OF WORK & INTENDED USE:

Remodel Change of Use (*Specify uses below)
 Addition Change of Business
 Other: Fire Room + covered entry
In Divor Remodel.

APPLICANT INFORMATION:

Name FCI Constructors
 Address 3070 I 70B
 City / State / Zip GJ, CO. 81504
 Telephone 970 434-9093

* FOR CHANGE OF USE:
 *Existing Use: Living units
 *Proposed Use: Adult Day Care
 Estimated Remodeling Cost \$ 300,000
 Current Fair Market Value of Structure \$ 582,040.00

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>PD</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 _____ <small>(Engineer's Initials)</small>	Special Conditions: <u>Approved per plan</u>	

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 Ed Singer Date 7-13-10
 Planning Approval Dayleen Henderson Date 7-13-10

Additional water and/or sewer tap fee(s) are required:	YES	<input checked="" type="checkbox"/> NO	W/O No <u>No water/sewer charges</u>
Utility Accounting <u>D</u>	Date <u>7/12/10</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)