

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 1905 Wellington Ave
 Parcel No. 2945-122-00-977
 Subdivision Fairmount Sub
 Filing _____ Block _____ Lot _____

Multifamily Only:
 No. of Existing Units 9 No. Proposed 4
 Sq. Ft. of Existing 2200 Sq. Ft. Proposed 2800 sq ft
add 400
 Sq. Ft. of Lot / Parcel _____
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) _____

OWNER INFORMATION:

Name Hill Top Inc.
 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: add covered entrance

APPLICANT INFORMATION:

Name FCI Constructors
 Address 3070 I 70B
 City / State / Zip GJ, CO. 81504
 Telephone (970) 4349093

* FOR CHANGE OF USE:
 *Existing Use: youth services
 *Proposed Use: Same
 Estimated Remodeling Cost \$ 100 000 29
 Current Fair Market Value of Structure \$ 2,288,960.00

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>R-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: <u>approved per use</u>
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 Ed Singer Date 7-13-10
 Planning Approval Gayleen Henderson Date 7-13-10

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