

Planning \$	500
TCP \$	0
Drainage \$	0
SIF\$	0

PLANNING CLEARANCE
(Multifamily & Nonresidential Remodels and Change of Use)
Community Development Department

BLDG PERMIT NO.
FILE # <u>CDP-2003-171</u>

67128-37500

Building Address 2478 Patterson #24
Parcel No. 2945-044-17-027
Subdivision Patterson Village Square Condominium
Filing 3 Block _____ Lot _____

Multifamily Only: _____
No. of Existing Units N/A No. Proposed _____
Sq. Ft. of Existing 3500 Sq. Ft. Proposed 3500
Sq. Ft. of Lot / Parcel ~ 49 x 40
Sq. Ft. Coverage of Lot by Structures & Impervious Surface
(Total Existing & Proposed) _____

OWNER INFORMATION:

Name Casper Mauer
Address 350 W. 5th
City / State / Zip Palisade, CO 81526

DESCRIPTION OF WORK & INTENDED USE:

Remodel Addition
 Change of Use (*Specify uses below)
 Other: Tenant Finish

APPLICANT INFORMATION:

Name Western Constructors Inc
Address 514-20th Rd #5
City / State / Zip Grand Jct, CO 81501
Telephone (970) 241-5457

* FOR CHANGE OF USE:
*Existing Use: _____
*Proposed Use: _____
Estimated Remodeling Cost \$ \$330,000.00
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 COMMUNITY DEVELOPMENT DEPARTMENT STAFF	
ZONE <u>C-1</u>	Maximum coverage of lot by structures _____
SETBACKS: Front _____ from property line (PL)	Landscaping/Screening Required: YES _____ NO _____
Side _____ from PL	Parking Requirement _____
Rear _____ from PL	Special Conditions: _____
Maximum Height of Structure(s) _____	
Voting District _____	Ingress / Egress Location Approval _____ (Engineer's Initials)

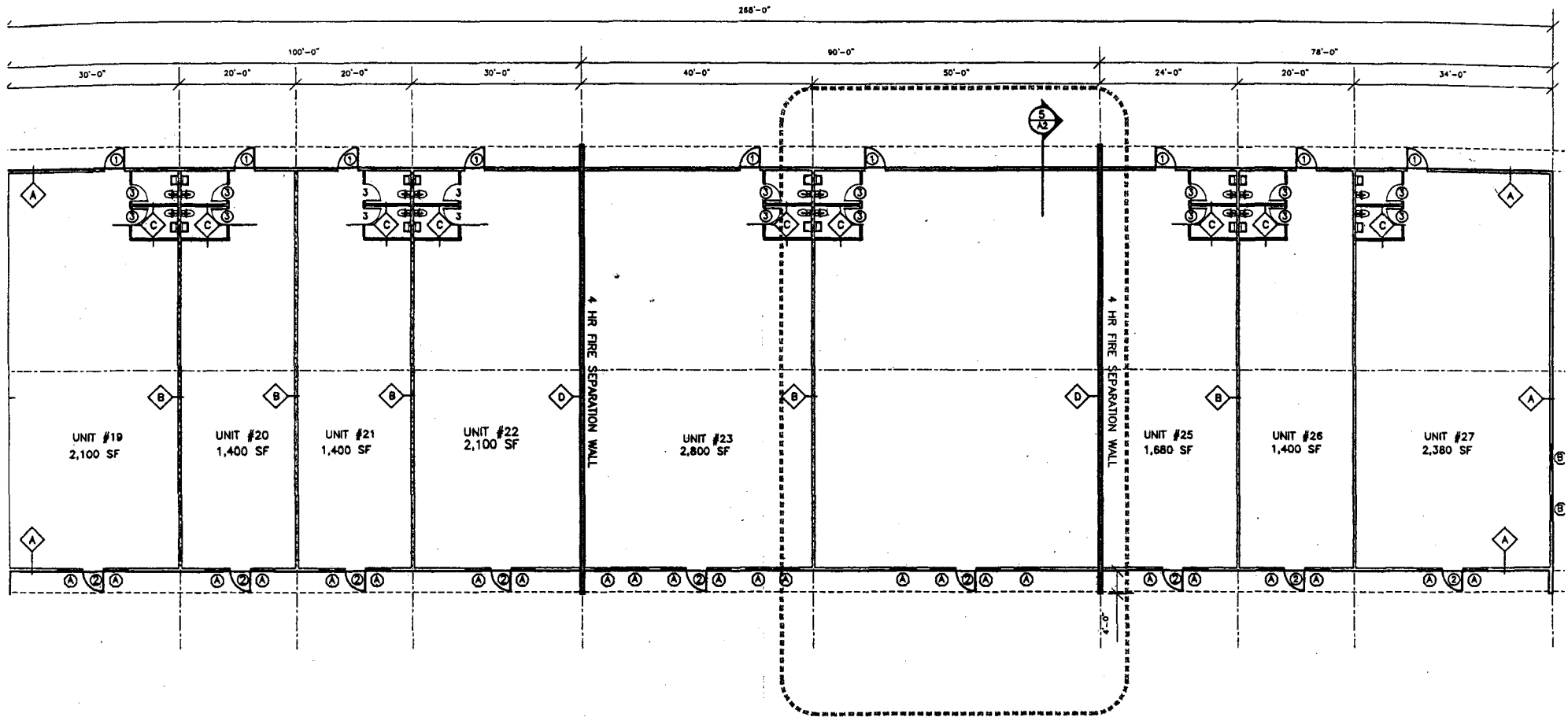
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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).

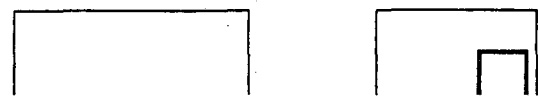
Applicant Signature [Signature] Date 3-3-06
Department Approval [Signature] Date 3/3/06

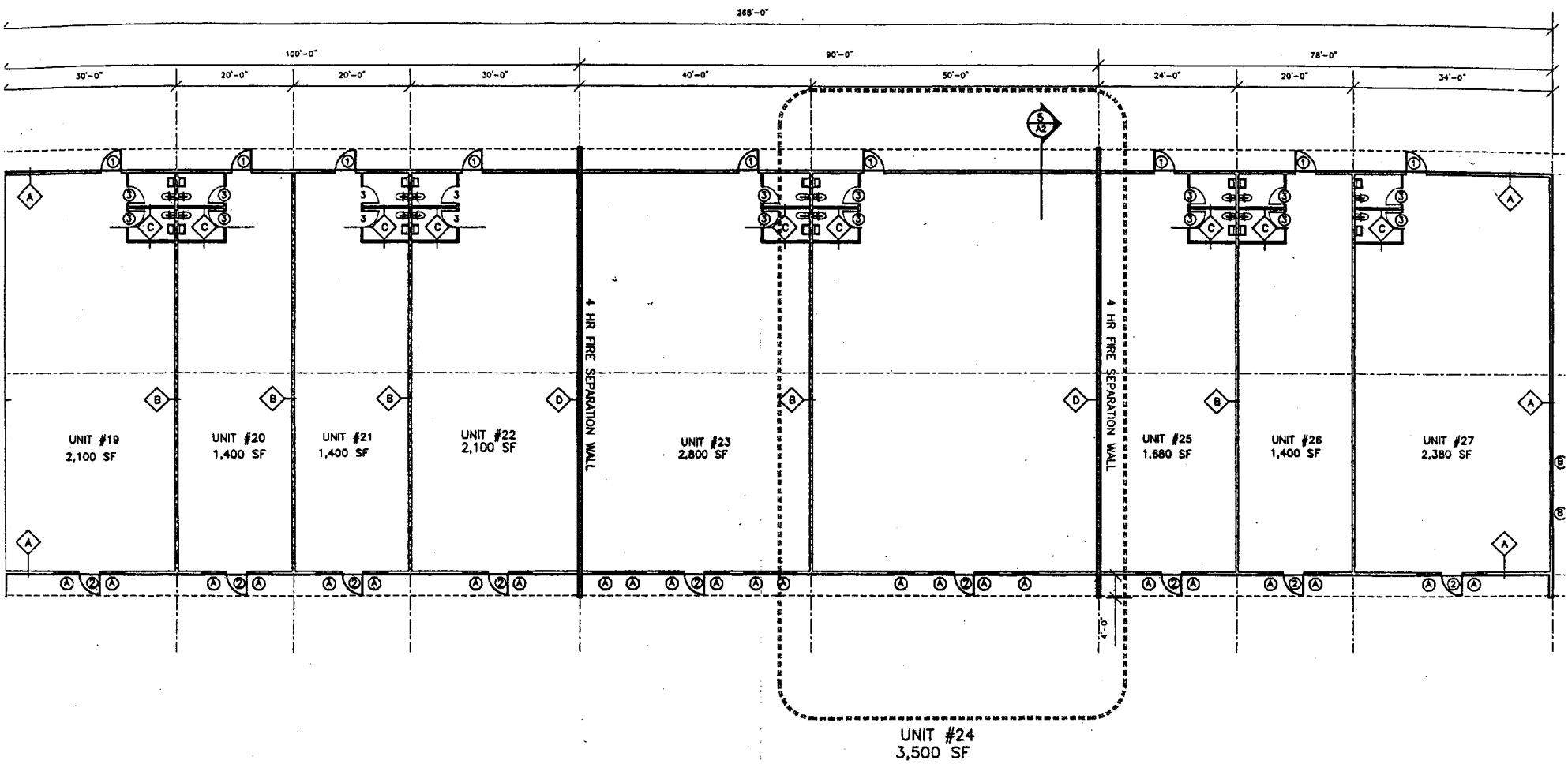
Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No.
Utility Accounting <u>Do the Yanner</u>	Date <u>3/3/06</u>		

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)



1 FLOOR PLAN
A1
1/16" = 1'-0"





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