

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

PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

Public Works and Planning Department

BLDG PERMIT NO. _____

FILE # _____

Building Address 576 S. Commercial Dr.

Parcel No. 2945-102-14-029

Subdivision _____

Filing _____ Block 3 Lot 28

OWNER INFORMATION:

Name KEIVA LLC

Address 574 Northgate Dr.

City / State / Zip G.I. CO 81505

APPLICANT INFORMATION:

Name B.B. Custom Homes

Address P.O. Box 3527

City / State / Zip G.I. CO 81502

Telephone 234-2222

Multifamily Only:
No. of Existing Units 0 No. Proposed 0

Sq. Ft. of Existing _____ Sq. Ft. Proposed _____

Sq. Ft. of Lot / Parcel _____

Sq. Ft. Coverage of Lot by Structures & Impervious Surface
(Total Existing & Proposed) _____

DESCRIPTION OF WORK & INTENDED USE:

- Remodel
- Addition
- Other: Power Pole
- Change of Use (*Specify uses below)
- Change of Business

*** FOR CHANGE OF USE:**

*Existing Use: Vac Lot

*Proposed Use: Vac lot with Power

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 C-2

SETBACKS: Front _____ from property line (PL)

Side _____ from PL Rear _____ from PL

Maximum Height of Structure(s) _____

Voting District _____ Ingress / Egress Location Approval _____
(Engineer's Initials)

Maximum coverage of lot by structures _____

Landscaping/Screening Required: YES NO

Parking Requirement _____

Special Conditions: vacant lot -

Modifications to this Planning Clearance must be approved, in writing, by the Public Works and 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 (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 12-12-07

Planning Approval [Signature] Date 12-12-07

Additional water and/or sewer tap fee(s) are required: YES NO W/O No Power Pole

Utility Accounting [Signature] Date 12/12/07

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)