

Planning \$	10
TCP \$	/
Drainage \$	/
SIF\$	/

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

BLDG PERMIT NO.
FILE #

14355-9019 - (Old Countrywide)

Building Address 2454 Hwy 6 & 50 Unit 113  
 Parcel No. 2945-091-05-010  
 Subdivision SAWTELLE Subdivision  
 Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot 1

Multifamily Only:  
 No. of Existing Units 1 No. Proposed \_\_\_\_\_  
 Sq. Ft. of Existing \_\_\_\_\_ Sq. Ft. Proposed 1860  
 Sq. Ft. of Lot / Parcel \_\_\_\_\_  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) \_\_\_\_\_

**OWNER INFORMATION:**

Name Jenny Craig  
 Address 5770 Fleet St  
 City / State / Zip Carlsbad, CA. 92008

**DESCRIPTION OF WORK & INTENDED USE:**

Remodel  Addition  
 Change of Use (\*Specify uses below)  
 Other: \_\_\_\_\_

**APPLICANT INFORMATION:**

Name DAVIS Builders  
 Address 1634 M Road  
 City / State / Zip Fruita, Co. 81521  
 Telephone 970-858-8973

\* FOR CHANGE OF USE: Countrywide  
 \*Existing Use: Retail - ~~Countrywide~~  
 \*Proposed Use: Retail - Jenny Craig - Less than 208 sq ft  
 Estimated Remodeling Cost \$ 53,000.00  
 Current Fair Market Value of Structure \$ 5,697,890.00

**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 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 Rear _____ from PL	Parking Requirement _____
Maximum Height of Structure(s) _____	Special Conditions: _____
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 11/26/07  
 Department Approval [Signature] Date 11/26/07

Additional water and/or sewer tap fee(s) are required:	YES	NOL	W/O No. <u>NO WATER CHANGE</u>
Utility Accounting <u>[Signature]</u>	Date <u>11/26/07</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)