

Planning \$ <u>5.00</u>
TCP \$
Drainage \$
SIF\$

PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

BLDG PERMIT NO.
FILE #

Public Works and Planning Department

BlDG 1 Check water consumption add R/F/EOR maybe required

Multifamily Only:
 No. of Existing Units _____ No. Proposed _____
 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 Change of Use (*Specify uses below)
 Addition Change of Business
 Other: interior remodel only

* FOR CHANGE OF USE:
 *Existing Use: _____
 *Proposed Use: office/warehouse

Estimated Remodeling Cost \$ 56,000.00
 Current Fair Market Value of Structure \$ 456,250.00

Building Address 573 West Crete Cir. BLDG 4
UNIT C
 Parcel No. 2945-102-58-003 UNIT 104
 Subdivision _____
 Filing _____ Block _____ Lot _____

OWNER INFORMATION:
 Name Westcrete Cache LLC
 Address 1007 W 7th St,
 City / State / Zip G. J., CO, 81501

APPLICANT INFORMATION:
 Name Davis Builders
 Address 1634 m Road
 City / State / Zip Fruita, CO, 81521
 Telephone 970-858-8938

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 _____	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 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 5-29-08

Planning Approval [Signature] Date 5/29/08

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>No tenent empty</u>
Utility Accounting <u>Manual</u>	Date <u>5/29/08</u>		