

Planning \$	5.00
TCP \$	
Drainage \$	
SIF\$	

PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

Public Works and Planning Department

BLDG PERMIT NO.
FILE #

Building Address 573 West Crest Cir. Bldg 1
UNIT 2
Parcel No. 2945-102-58-003 UNIT 103
Subdivision _____
Filing _____ Block _____ Lot _____

Bldg 1 check w/ construction add 11/6/08 units may be

Multifamily Only
No. of Existing Units 8 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) _____

OWNER INFORMATION:

Name Westcrete Cache LLC
Address 1007 N 7th St.
City / State / Zip G. J., Co. 81501

DESCRIPTION OF WORK & INTENDED USE:
 Remodel Change of Use (*Specify uses below)
 Addition Change of Business
 Other: interior remodel only

APPLICANT INFORMATION:

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

* FOR CHANGE OF USE:
*Existing Use: _____
*Proposed Use: office/warehouse
Estimated Remodeling Cost \$ \$26,000.00
Current Fair Market Value of Structure \$ 456,250.00

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 _____	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>assemble to parts</u>
Utility Accounting <u>Chm checked - cell</u>	Date <u>5/29/08</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)