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|------------------------|
| Planning \$ <u>500</u> |
| TCP \$ |
| Drainage \$ |
| SIF\$ |

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

| |
|-----------------|
| BLDG PERMIT NO. |
| FILE # |

Public Works and Planning Department

107663-61593

Already Paid SW2 Fees.

Building Address 573 W. Crete Circle, Bldg #1
Unit E (120)
Parcel No. 2945-102-58-005
Subdivision West Crete CACHE Condominiums
Filing _____ Block _____ Lot _____

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) _____

OWNER INFORMATION:

Name ABLO G Cox
Address 23060 U RD
City / State / Zip Cedaredge, CO, 81413

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

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

*** FOR CHANGE OF USE:**

*Existing Use: Office/Warehouse
*Proposed Use: Office
Office Walls
Estimated Remodeling Cost \$ 51977.43
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 <u>C-2</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 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 8/6/08
Planning Approval [Signature] Date 8/6/08

| | | | |
|--|--------------------|----|---------|
| Additional water and/or sewer tap fee(s) are required: | YES | NO | W/O No. |
| Utility Accounting <u>[Signature]</u> | Date <u>8/6/08</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)