

Cagel office

Planning \$ <u>5,00</u>
TCP \$
Drainage \$
SIF\$

PLANNING CLEARANCE
(Multifamily & Nonresidential Remodels and Change of Use)
Public Works and Planning Department

BLDG PERMIT NO.
FILE # <u>SPR-2007-357</u>

5 employees
\$2500.00

Building Address 480 West Park Dr.
Parcel No. 2945-101-60-002
Subdivision Corner Square
Filing _____ Block 2 Lot 2

Multifamily Only: _____
No. of Existing Units 0 No. Proposed _____
Sq. Ft. of Existing N/A Sq. Ft. Proposed 1,466
Sq. Ft. of Lot / Parcel 1.40 Acres
Sq. Ft. Coverage of Lot by Structures & Impervious Surface
(Total Existing & Proposed) _____

OWNER INFORMATION:

Name F & P Commercial LLC
Address 514 28 1/4 RD. #5
City / State / Zip Grand Jct. CO. 81501

DESCRIPTION OF WORK & INTENDED USE:
 Remodel Change of Use (*Specify uses below)
 Addition Change of Business
 Other: tenant finish (Cagel office)

APPLICANT INFORMATION:

Name Western Constructors
Address 514 28 1/4 RD. #5
City / State / Zip Grand Jct. CO. 81501
Telephone (970) 241-5457

* FOR CHANGE OF USE:
*Existing Use: _____
*Proposed Use: office space
Estimated Remodeling Cost \$ \$ 72,300
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>PD</u>	Maximum coverage of lot by structures <u>N/A</u>
SETBACKS: Front <u>N/A</u> from property line (PL)	Landscaping/Screening Required: YES NO
Side <u>N/A</u> from PL Rear <u>N/A</u> from PL	Parking Requirement <u>See approved site plan</u>
Maximum Height of Structure(s) <u>N/A</u>	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 7/15/08
Planning Approval [Signature] Date 7.15.08

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>20875</u>
Utility Accounting <u>[Signature]</u>	Date <u>6/23/08</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)