

TCP \$	5 ⁰⁰
Drainage \$	0
SIF \$	0
Inspection \$	0

61593-0

Planning \$	
Bldg Permit #	
File #	—

PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

Public Works & Planning Department

Building Address 573 W. Crete Cir A & B
 Parcel No. A 2945-102-58-001
B 2945-102-58-002
 Subdivision West Crete Cache Condominiums
 Filing _____ Block _____ Lot _____

Multifamily Only:
 No. of Existing Units 0 No. Proposed 0
 Sq. Ft. of Existing 5871 Sq. Ft. Proposed 5871
 Sq. Ft. of Lot / Parcel .093 (Condo Units)
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) N/A

OWNER INFORMATION:

Name Cox Arlo G.
 Address 23060 W. Road
 City / State / Zip Cedaredge, CO. 81413

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name Davis Builders
 Address 1634 M Road
 City / State / Zip Fruita, CO. 81521
 Telephone 970-858-8438

*** FOR CHANGE OF USE:**

*Existing Use: Warehouse
 *Proposed Use: Same

Estimated Remodeling Cost \$ 3014⁰⁰

Current Fair Market Value of Structure \$ 761,930

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 C-2 Maximum coverage of lot by structures FAR 1.00
 SETBACKS: Front 15' from property line (PL) Landscaping/Screening Required: YES _____ NO X
 Side 0' from PL Rear 10' from PL Parking Requirement _____
 Maximum Height of Structure(s) 40' Floodplain Certificate Required: YES _____ NO X
 Voting District A Ingress / Egress Location Approval N/A Special Conditions: _____
 (Engineer's Initials)

Modifications to this Planning Clearance must be approved, in writing, by the Public Works & 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.

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 9-18-09
 Planning Approval [Signature] Date 9/18/09

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No.
Utility Accounting <u>[Signature]</u>	Date <u>9-18-9</u>		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.4 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)