	_			<u>,</u>	m
TCP\$			Planning \$	5—	,
Drainage \$	PLANNING CL	ADANCE	Bldg Permit #		
SIF\$	(Multifamily & Nonresidential Rem		File #		
Inspection \$	Public Works & Plan	ning Department	ef # 6150	13-0	
Building Address 573 W. Cycle Circle  BLDG 1 UNIT D 43 C  Parcel No. 7945 - 102 - 58 - 004 8 - 003		Multifamily Only: No. of Existing Units No. Proposed			
		Sa. Ft. of Existing	Sq. Ft. of Existing Sq. Ft. Proposed		
Subdivision $W, Cr$	ete Condos		, ,		
Filing Block Lot		Sq. Ft. of Lot / Parcel Sq. Ft. Coverage of Lot by Structures & Impervious Surface			
OWNER INFORMATION:		(Total Existing & Proposed)			
Name Westcrete	Cache LLC	DESCRIPTION OF WOR			
Address 244 N		Remodel Change of Use (*Specify uses below)  Addition Change of Business  Other: NTELLON ONLY (D + 1/2 C)			
City / State / Zip 6. J., Co 8150		* FOR CHANGE OF USE:			
APPLICANT INFORMATION:					
Name Davis Builders		*Existing Use:			
Address 1634 m Quad		*Proposed Use: OFFICE   WARE HOUSE			
		Estimated Remodeling Cost \$			
Telephone <u>970</u> -	Current Fair Market Valu	•	_	0)	
୦୯. ଅ.୦ - 4428 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			
SETBACKS: Front	from property line (PL)	Landscaping/Screening	Required: YES	NO	
Side from PL	Rear from PL	Parking Requirement	OWNER RESPONSE	BRITY	
Maximum Height of Structure(s)		Floodplain Certificate Required: YESNO			
Voting District	Ingress / Egress Location Approval (Engineer's Initials)	Special Conditions:	ρο	id 5/23/	0
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.					
ordinances, laws, regulations	nave read this application and the sor restrictions which apply to the at not necessarily be limited to no	project. I understand that			-
Applicant Signature	Ufflano	Date	5-19-0	39_	
Planning Approval	a= (hh	Date	5/19/09	/EUN)	
Additional water and/or sewe	tap fee(s) are required: YES	NO W/ON	111160	3.2	
Utility Accounting		Date 5	-19-09	.tota	Y)
	ROM DATE OF ISSUANCE (Sec rellow: Customer) (Pink:	ction 2.2.C.4 Grand Junction Building Department)	on Zoning & Develor (Goldenrod: Util		!]