

Planning \$ <u>5.00</u>
TCP \$
Drainage \$
SIF\$

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

BLDG PERMIT NO.
FILE #

Building Address 627 24 1/2 Rd.
 Parcel No. 2945-043-13-004
 Subdivision Horne Depot
 Filing _____ Block _____ Lot 4

Multifamily Only:
 No. of Existing Units _____ No. Proposed _____
 Sq. Ft. of Existing 1193 Sq. Ft. Proposed _____

Sq. Ft. of Lot / Parcel _____
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) _____

OWNER INFORMATION: STEVENS Economic
 Name John Stevens Planning
 Address 743 Horizon Ct., Ste 102
 City / State / Zip Grand Jct., CO 81506
241-8677

DESCRIPTION OF WORK & INTENDED USE:

Remodel Addition
 Change of Use (*Specify uses below)
 Other: TENANT FINISH

APPLICANT INFORMATION:
 Name Maves Construction
 Address PO Box 670
 City / State / Zip Fruita, CO 81521
 Telephone 234-0659 / 858-9642

*** FOR CHANGE OF USE:**

*Existing Use: _____

*Proposed Use: Office Building

Estimated Remodeling Cost \$ 45,000

Current Fair Market Value of Structure \$ New building

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 COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE <u>C-1</u>	Maximum coverage of lot by structures _____
SETBACKS: Front _____ from property line (PL)	Landscaping/Screening Required: YES _____ NO <u>X</u>
Side _____ from PL Rear _____ from PL	Parking Requirement _____
Maximum Height of Structure(s) _____	Special Conditions: <u>Interior remodel</u>
Voting District _____	Ingress / Egress Location Approval <u>only</u> (Engineer's Initials)

Modifications to this Planning Clearance must be approved, in writing, by the Community Development 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 Melissa Maves Date 9/28/04

Department Approval Missy Wagon Date 9/28/04

Additional water and/or sewer tap fee(s) are required: YES NO <u>V</u> W/O No. <u>FD / EDU W / 17045</u>
Utility Accounting <u>[Signature]</u> Date <u>9/28/04</u>