

Planning \$	10.00
TCP \$	0
Drainage \$	0
SIF\$	0

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

BLDG PERMIT NO.
FILE #

1269-806  
 Building Address 464 25 1/2 Rd GJ, Co  
 Parcel No. 2945-151-11-014  
 Subdivision 6450 WEST Subdivision  
 Filing 2 Block 5 Lot 14

Multifamily Only:  
 No. of Existing Units \_\_\_\_\_ No. Proposed \_\_\_\_\_  
 Sq. Ft. of Existing 3390 Sq Ft Sq. Ft. Proposed 267 Sq Ft  
 Sq. Ft. of Lot / Parcel Approx 21315 Sq Ft  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) 5820 Sq Ft Approx

**OWNER INFORMATION:**  
 Name Paul Coleman  
 Address 1344 Sage Ridge Road  
 City / State / Zip MEEKER, Co 81641

**DESCRIPTION OF WORK & INTENDED USE:**  
 Remodel  Addition  
 Change of Use (\*Specify uses below)  
 Other: \_\_\_\_\_

**APPLICANT INFORMATION:**  
 Name Robert Dorsey  
 Address P.O. Box 40483  
 City / State / Zip Grand Jct, Co 81504  
 Telephone 970-986-1783

\* FOR CHANGE OF USE:  
 \*Existing Use: shop / office space  
 \*Proposed Use: extend shop area  
 Estimated Remodeling Cost \$ Approx 25,000.00  
 Current Fair Market Value of Structure \$ Approx 250,000.00

**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 C-2 Maximum coverage of lot by structures \_\_\_\_\_  
 SETBACKS: Front 15' from property line (PL) Landscaping/Screening Required: YES \_\_\_\_\_ NO X  
 Side 0' from PL Rear 10' from PL Parking Requirement N/A  
 Maximum Height of Structure(s) \_\_\_\_\_ Special Conditions: expanding storage  
 Voting District \_\_\_\_\_ Ingress / Egress Location Approval area.  
 (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).

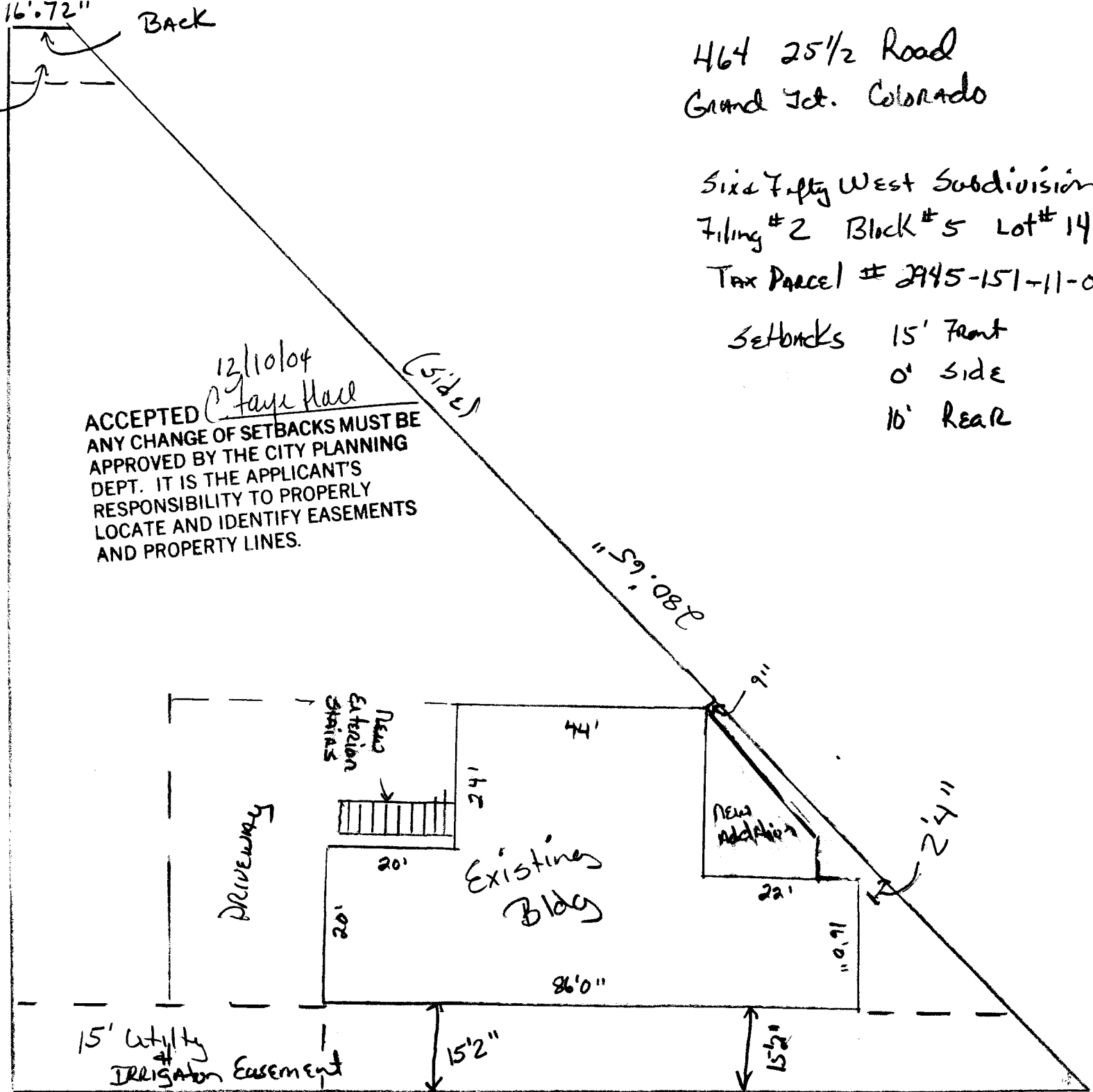
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature Robert Dorsey Date 12-10-04  
 Department Approval Clare Hall Date 12-10-04

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No.
Utility Accounting <u>(initials)</u>	Date <u>12/10/04</u>		

10' Utility Easement

210'0" (Side)



12/10/04  
 C. Faye Hall  
 ACCEPTED  
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

H64 25 1/2 Road  
 Grand Jct. Colorado

Sixty West Subdivision  
 Filing # 2 Block # 5 Lot # 14  
 Tax Parcel # 2945-151-11-014

Setbacks 15' Front  
 0' Side  
 10' Rear

15' Utility Irrigation Easement

(Front)

1168'20"

1159'08"

24"

22'

16'0"

4'

24'

New Addition

New Addition

Driveway

Existing Bldg

86'0"

20'

20'

15'2"

15'2"

16'072"

BACK