

Planning \$ <u>10.00</u>
TCP \$
Drainage \$
SIF\$

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

BLDG PERMIT NO.
FILE #

Bob Petroleum 17065-10958

Building Address 2222 Hwy 6x50
Parcel No. 2701-313-05-014
Subdivision Sellers Replat #1
Filing _____ Block 12 Lot 5

Multifamily Only:
No. of Existing Units 1 No. Proposed 128
Sq. Ft. of Existing 4377 Sq. Ft. Proposed _____
Sq. Ft. of Lot / Parcel _____
Sq. Ft. Coverage of Lot by Structures & Impervious Surface
(Total Existing & Proposed) 9

OWNER INFORMATION:

Name Ochs Brothers
Address PO Box 603
City/State/Zip Colo-Sprgs, CO 80901

DESCRIPTION OF WORK & INTENDED USE:

Remodel Addition
 Change of Use (*Specify uses below)
 Other: Remediation Service Shed
1.5 to 2 year life, then will be removed

APPLICANT INFORMATION:

Name David Berry - Environmental Audit
Address 225 N. 5th St. Ste. 8
City/State/Zip Grand Jet CO 81501
Telephone 970-245-5897

* FOR CHANGE OF USE:
*Existing Use: _____
*Proposed Use: _____
Estimated Remodeling Cost \$ _____
Current Fair Market Value of Structure \$ 2800.00

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 N/A
SETBACKS: Front 25' 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) 40 Special Conditions: permit expires on
Voting District _____ Ingress / Egress Location Approval 11-12-06
(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 [Signature] - Environmental Audit Date 11/12/04

Department Approval [Signature] for Bob Blanchard Date 11/12/04

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No.
Utility Accounting	Date <u>11/12/04</u>		

ACCEPTED *W. Mike Mazon* 11-12-04
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.

Highway 6 & 50
Scale: 1" = 40'

Sanford Drive

Wooden Fence

11 Feet

8' x 16'
Remediation Steel
1.5 to 2 year life

Wooden Fence

Diesel/Gasoline
Fuel Island

ACORN FOOD STORE

Environmental Audit
David Berry
245-5897
11/11/04

Entry to



2222
Hwy 6 & 50

mpster