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

BLDG PERMIT NO.
FILE #

94402-588
237 Sq. Ft. St.

Advance Pharmacy

Building Address 917 Main St.
Parcel No. 2945-144-22002
2945-144-20-008
Subdivision _____
Filing _____ Block 127 Lot 19+20
13 3+4

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

OWNER INFORMATION:

Name Don Jens & Fred Stapleton
Address 744 Horizon Ct.
City / State / Zip GS, Co 31506

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name Ford Construction
Address 719 Arrowest Rd. Suite A
City / State / Zip Grand Jct. Co 81505
Telephone 295-9345

*** FOR CHANGE OF USE:**

*Existing Use: Retail - old NAPA store
*Proposed Use: office use / warehouse

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 OFFICE

ZONE B-2 Maximum coverage of lot by structures N/A
SETBACKS: Front 15' from property line (PL) Landscaping/Screening Required: YES _____ NO X
Side 0' from PL Rear 0' from PL Parking Requirement N/A
Maximum Height of Structure(s) 65' Special Conditions: Interior remodel only
Voting District _____ Ingress / Egress Location Approval _____
(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] Date 5-31-05
Department Approval [Signature] Date 5-31-05

Additional water and/or sewer tap fee(s) are required: YES _____ NO _____ W/O No. _____
Utility Accounting Amal Date NO manufacturing or retail packaging only