

Planning \$	5.00
TCP \$	0
Drainage \$	0
SIF\$	0

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

BLDG PERMIT NO.
FILE #

Building Address 605 25 ROAD UNIT #1  
Parcel No. 2945-044-19-001  
Subdivision \_\_\_\_\_  
Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_

Multifamily Only:  
No. of Existing Units 3 No. Proposed \_\_\_\_\_  
Sq. Ft. of Existing 11,765.72 Sq. Ft. Proposed 5882.86  
Sq. Ft. of Lot / Parcel \_\_\_\_\_  
Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
(Total Existing & Proposed) \_\_\_\_\_

**OWNER INFORMATION:**

Name Lite Beam LLC  
Address 605 25 ROAD UNIT  
City/State/Zip Grand Jct Colo 81505

**DESCRIPTION OF WORK & INTENDED USE:**

- Remodel  Addition  
 Change of Use (\*Specify uses below)  
 Other: \_\_\_\_\_

**APPLICANT INFORMATION:**

Name Merritt Six Bay  
Address 1420 Motor Street  
City/State/Zip Grand Jct Colo  
Telephone \_\_\_\_\_

**\* FOR CHANGE OF USE:**

\*Existing Use: \_\_\_\_\_

\*Proposed Use: \_\_\_\_\_

Estimated Remodeling Cost \$ 198,000.00

Current Fair Market Value of Structure \$ \_\_\_\_\_

**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-1 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 \_\_\_\_\_  
Maximum Height of Structure(s) \_\_\_\_\_ Special Conditions: per approved site plan  
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 3/28/05

Department Approval Gayleen Henderson Date 4-8-05

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No.
Utility Accounting	Date		