

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

# PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

**Community Development Department**

BLDG PERMIT NO.
FILE #

(A)

91907-7527

Building Address 731 Bookcliff ave.  
 Parcel No. 2945-111-22-003  
 Subdivision N/A  
 Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_

Multifamily Only:  
 No. of Existing Units \_\_\_\_\_ No. Proposed \_\_\_\_\_  
 Sq. Ft. of Existing 1470 Sq. Ft. Proposed 1470  
 Sq. Ft. of Lot / Parcel ?  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) No change

**OWNER INFORMATION:**

Name Max McFarland  
 Address 602 Rico Way  
 City / State / Zip G.J., CO 8506

**DESCRIPTION OF WORK & INTENDED USE:**

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

**APPLICANT INFORMATION:**

Name Todd S. Von Burg  
 Address 2250 Signal Rock Ct.  
 City / State / Zip G.J., CO 81505  
 Telephone 970 278 6169

**\* FOR CHANGE OF USE:**

\*Existing Use: Medical office  
 \*Proposed Use: SAME

Estimated Remodeling Cost \$ 20,000  
 Current Fair Market Value of Structure \$ ? 93,370.00

**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 B-1 Maximum coverage of lot by structures \_\_\_\_\_  
 SETBACKS: Front \_\_\_\_\_ from property line (PL) Landscaping/Screening Required: YES \_\_\_\_\_ NO X  
 Side \_\_\_\_\_ from PL Rear \_\_\_\_\_ from PL Parking Requirement N/A  
 Maximum Height of Structure(s) \_\_\_\_\_ Special Conditions: Interior Remodel  
 Voting District \_\_\_\_\_ Ingress / Egress Location Approval only 1.45 EQC  
 (Engineer's Initials) Jewels

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 Todd S. Von Burg Date 1/6/05  
 Department Approval Mishi Wagon Date 1-6-05

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>Interior remodel</u>
Utility Accounting <u>Patricia Vonburg</u>	Date <u>1-6-05</u>		