

Planning \$	500
TCP \$	—
Drainage \$	—
SIF\$	—

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

BLDG PERMIT NO.	
FILE #	N/A

34636-315

Building Address 943 DRQ
Parcel No. 2945-231-03-004
Subdivision Milddale Sub
Filing — Block 9 Lot 17-24

Multifamily Only:
No. of Existing Units N/A No. Proposed —
Sq. Ft. of Existing — Sq. Ft. Proposed —
Sq. Ft. of Lot / Parcel .711 acres
Sq. Ft. Coverage of Lot by Structures & Impervious Surface
(Total Existing & Proposed) no change

OWNER INFORMATION:

Name Ben Hill
Address 7th St.
City / State / Zip 241-7653

DESCRIPTION OF WORK & INTENDED USE:

Remodel Addition
 Change of Use (*Specify uses below)
 Other: leasing 1000 SF of total

APPLICANT INFORMATION:

Name Tom Mallett
Address 374 33 1/2 Rd
City / State / Zip TRUISDALE, CO 81526
Telephone 970-260-8709

* FOR CHANGE OF USE:
*Existing Use: wholesale
*Proposed Use: wholesale appliance/cabinets
Estimated Remodeling Cost \$ 1000.00
Current Fair Market Value of Structure \$ 294,840.00

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 <u>I-2</u>	Maximum coverage of lot by structures <u>—</u>
SETBACKS: Front <u>15'</u> from property line (PL)	Landscaping/Screening Required: YES <u>—</u> NO <u>X</u>
Side <u>0'</u> from PL Rear <u>5'</u> from PL	Parking Requirement <u>no change</u>
Maximum Height of Structure(s) <u>40'</u>	Special Conditions: <u>in use -</u>
Voting District <u>(Existing)</u>	Ingress/Egress Location Approval <u>PAR 2.0</u> (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 8-29-05
Department Approval Ponnie Edwards APA Date 8-29-05

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>less than 10 employees</u>
Utility Accounting <u>A</u>	Date <u>8/29/05</u> <u>No SNA/MA Changes</u>		