

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 2466 HWY 6 & 50  
Parcel No. 2945-091-23-002  
Subdivision GMC Center  
Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot 1B

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 TRAZ  
Address 2466 HWY 6 & 50  
City / State / Zip G. J. Co. 81501

**DESCRIPTION OF WORK & INTENDED USE:**

<input type="checkbox"/> Remodel	<input type="checkbox"/> Addition
<input type="checkbox"/> Change of Use (*Specify uses below)	
Other: <u>2400</u>	

**APPLICANT INFORMATION:**

Name DAVIS BUILDERS  
Address 1634 M Rd  
City / State / Zip Fruita, Co. 81521  
Telephone 970-858-8938

**\* FOR CHANGE OF USE:**

\*Existing Use: \_\_\_\_\_  
\*Proposed Use: Retail Space  
TRAZ SNOW-SKATE-SUNGLASS  
Estimated Remodeling Cost \$ \_\_\_\_\_  
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.**

<b>THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF</b>	
ZONE <u>C-2</u>	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: <u>approved per plan</u>
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 02/09/05  
Department Approval [Signature] Date 2-9-05

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. _____
Utility Accounting <u>[Signature]</u>	Date <u>2/9/05</u>		