

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

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

BLDG PERMIT NO.
FILE #

5877-3665

①

Building Address 2860 I-70 B.
 Parcel No. 2943181 00064
 Subdivision _____
 Filing _____ Block _____ Lot _____

Multifamily Only:
 No. of Existing Units _____ No. Proposed _____
 Sq. Ft. of Existing 3800 Sq. Ft. Proposed 3800
 Sq. Ft. of Lot / Parcel _____
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) _____

OWNER INFORMATION:

Name THE BACKYARD / MIKE SCHLSON
 Address 2860 I-70 B.
 City / State / Zip GS CO 81504

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name LIT CONSTRUCTION / BRAD THOMPSON
 Address 562 SHERBORN ST
 City / State / Zip GS CO 81504
 Telephone 970 216-2884

*** FOR CHANGE OF USE:**

*Existing Use: WAREHOUSE
 *Proposed Use: WAREHOUSE

Estimated Remodeling Cost \$ ~~100,000~~ 50,000.00
 Current Fair Market Value of Structure \$ 218,1670.00

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-1</u>	Maximum coverage of lot by structures _____
SETBACKS: Front _____ from property line (PL)	Landscaping/Screening Required: YES _____ NO <u>X</u>
Side _____ from PL Rear _____ from PL	Parking Requirement <u>N/A</u>
Maximum Height of Structure(s) _____	Special Conditions: <u>Interior Remodel</u>
Voting District _____	Ingress / Egress Location Approval <u>only will be adding a canopy with no signage</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 1-7-2005
 Department Approval [Signature] Date 1-7-05

Additional water and/or sewer tap fee(s) are required: YES _____ NO _____	W/Q No. <u>interior remodel</u>
Utility Accounting <u>[Signature]</u>	Date <u>1-17-05</u>