

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

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

BLDG PERMIT NO.
FILE #

91492-8160

Building Address 550 Patterson Rd.
 Parcel No. 2945-023-14-006
 Subdivision Fairmont Heights
 Filing _____ Block _____ Lot 516

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 Ben Carnes
 Address 2499 Hwy 6 & 50
 City / State / Zip G. J. CO. 81505

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name Ridmore Enterprises Inc.
 Address 1548 W. Independence Ave #4
 City / State / Zip G. J. CO. 81505
 Telephone 970-242-7444

* FOR CHANGE OF USE:
 *Existing Use: Office Use
 *Proposed Use: SAME
 Estimated Remodeling Cost \$ 50,000-
 Current Fair Market Value of Structure \$ 389,030.00

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>B-1</u>	Maximum coverage of lot by structures _____
SETBACKS: Front <u>20'</u> from property line (PL)	Landscaping/Screening Required: YES _____ NO <u>X</u>
Side <u>0'</u> from PL Rear <u>15'</u> from PL	Parking Requirement _____
Maximum Height of Structure(s) _____	Special Conditions: <u>Exterior Remodel</u>
Voting District _____	Ingress / Egress Location Approval <u>only</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 2/11/05
 Department Approval [Signature] Date 2/11/05

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting <u>[Signature]</u>	EXISTING EOU SUFFICIENT	Date	<u>2/11/05</u>