

| | |
|-------------|------|
| Planning \$ | 5.00 |
| TCP \$ | / |
| Drainage \$ | / |
| SIF\$ | / |

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

| |
|-----------------|
| BLDG PERMIT NO. |
| FILE # |

Building Address 2472 F Rd. #4
Parcel No. 2945-044-00-104
Subdivision Monument Plaza
Filing _____ Block _____ Lot _____

Multifamily Only: 1X1
No. of Existing Units _____ No. Proposed _____
Sq. Ft. of Existing 11080 Sq. Ft. Proposed _____
Sq. Ft. of Lot / Parcel _____
Sq. Ft. Coverage of Lot by Structures & Impervious Surface
(Total Existing & Proposed) _____

OWNER INFORMATION:

Name Erika Doyle
Address 2448 Red Ranch Dr.
City / State / Zip Grand Jct., CO 81505

APPLICANT INFORMATION:

Name Erika Doyle
Address 2448 Red Ranch Dr.
City / State / Zip Grand Jct., CO 81505
Telephone 216-9881

DESCRIPTION OF WORK & INTENDED USE:

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

* FOR CHANGE OF USE:
*Existing Use: New Construction
*Proposed Use: Real Estate Office

Estimated Remodeling Cost \$ 35,000
Current Fair Market Value of Structure \$ 210,000
less than 10 emp.

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 C-1 Maximum coverage of lot by structures _____
SETBACKS: Front 15 from property line (PL) Landscaping/Screening Required: YES _____ NO _____
Side 0 from PL Rear 10 from PL Parking Requirement _____
Maximum Height of Structure(s) _____ Special Conditions: _____
Voting District _____ Ingress / Egress Location Approval _____
(Engineer's Initials)

WLO # 19885 EDU REVIEW
8/25/07

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 12-28-06
Department Approval Judith A. [Signature] Date 12/28/06

| | | | |
|--|-----|----|----------------------|
| Additional water and/or sewer tap fee(s) are required: | YES | NO | W/O No. |
| Utility Accounting <u>[Signature]</u> | | | Date <u>12/28/04</u> |