

Planning \$	<u>0</u>
TCP \$	
Drainage \$	
SIF\$	

**PLANNING CLEARANCE**  
 (Multifamily & Nonresidential Remodels and Change of Use)  
**Public Works and Planning Department**

BLDG PERMIT NO.
FILE #

115280-1661

Building Address 202 W. 7th  
 Parcel No. 2945-144-49002  
 Subdivision Seventh Street Simple  
 Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_

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 Trivivrate LLC.  
 Address 202 7th St.  
 City / State / Zip Grand Jct. CO. 81501

DESCRIPTION OF WORK & INTENDED USE:  
 Remodel  Change of Use (\*Specify uses below)  
 Addition  Change of Business  
 Other: sign structure

**APPLICANT INFORMATION:**

Name J. Dyer Construction  
 Address 2335 Interstate Ave  
 City / State / Zip G.J. CO. 81501  
 Telephone 970-245-8610

\* FOR CHANGE OF USE:  
 \*Existing Use: \_\_\_\_\_  
 \*Proposed Use: Set up sign for Killian, Guthrie & Jensen.  
 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.**

THIS SECTION TO BE COMPLETED BY PLANNING STAFF	
ZONE <u>B-2</u>	Maximum coverage of lot by structures _____
SETBACKS: Front <u>25</u> from property line (PL)	Landscaping/Screening Required: YES NO
Side <u>0</u> from PL Rear <u>0</u> from PL	Parking Requirement _____
Maximum Height of Structure(s) _____	Special Conditions: _____
Voting District _____	Location Approval <u>BAD</u> (Engineer's Initials)

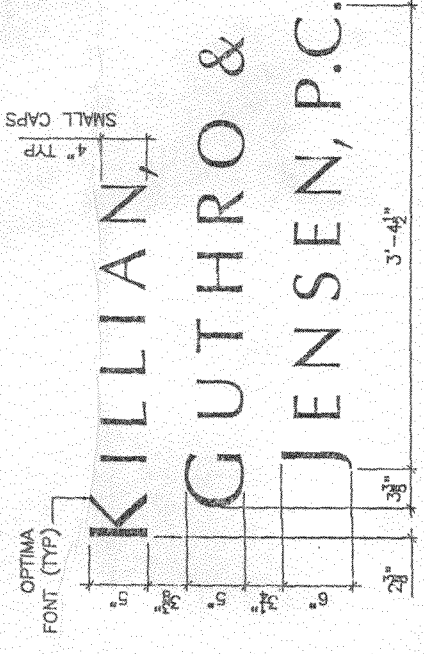
Modifications to this Planning Clearance must be approved, in writing, by the Public Works and Planning Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building 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).

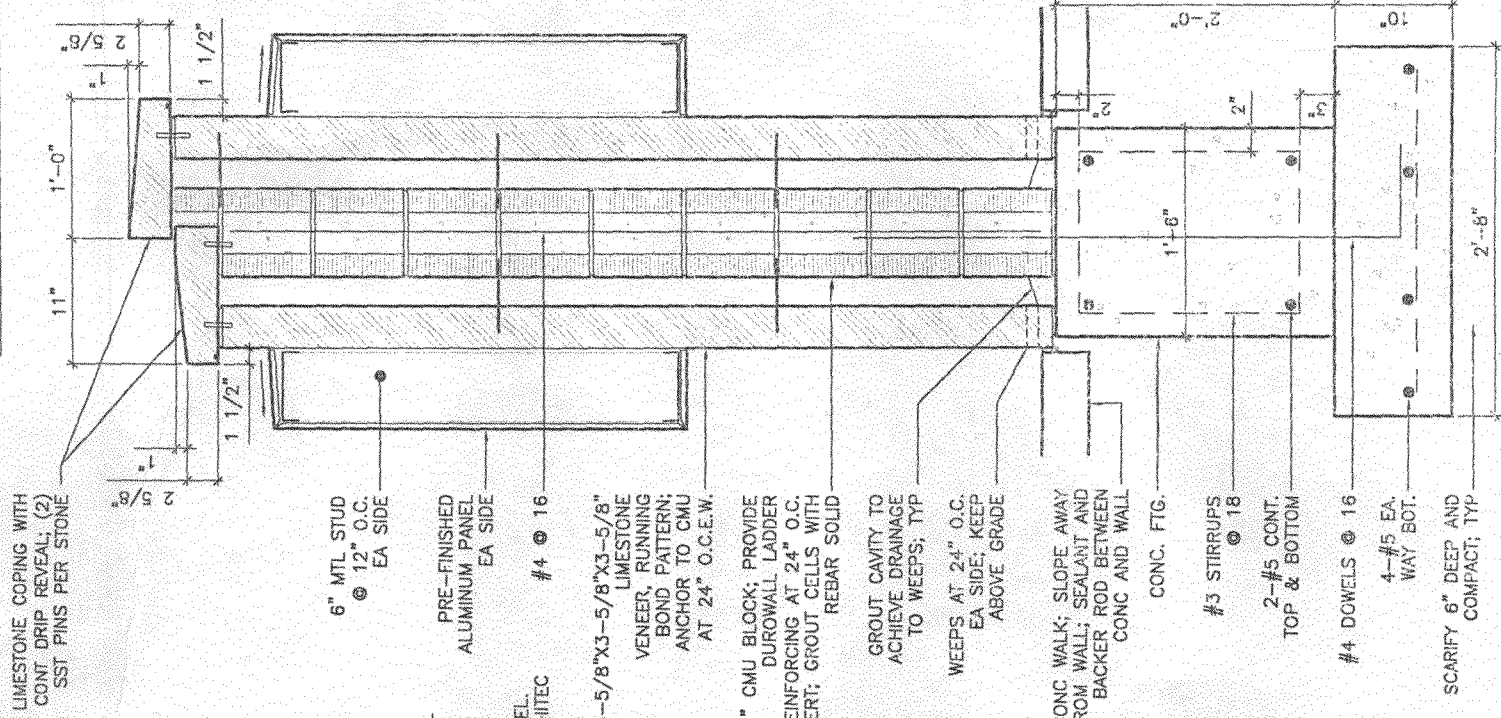
Applicant Signature [Signature] Date 11/21/07  
 Planning Approval Wendy Spurr Date 11/21/07

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O NR	<u>NO SWIR / WIR Change</u>
Utility Accounting			Date	<u>11/21/07</u>

**GENERAL NOTES:**  
 1. COORDINATE WITH ELECTRICAL FOR POWER TO COMPACT FLOOD LIGHTS.  
 2. REFER TO SITE PLAN FOR MONUMENT SIGN LOCATION.  
 3. USE LEFTOVER LIMESTONE PIECES FROM BUILDING CONSTRUCTION; CUT TO SIZES AND SHAPES INDICATED.

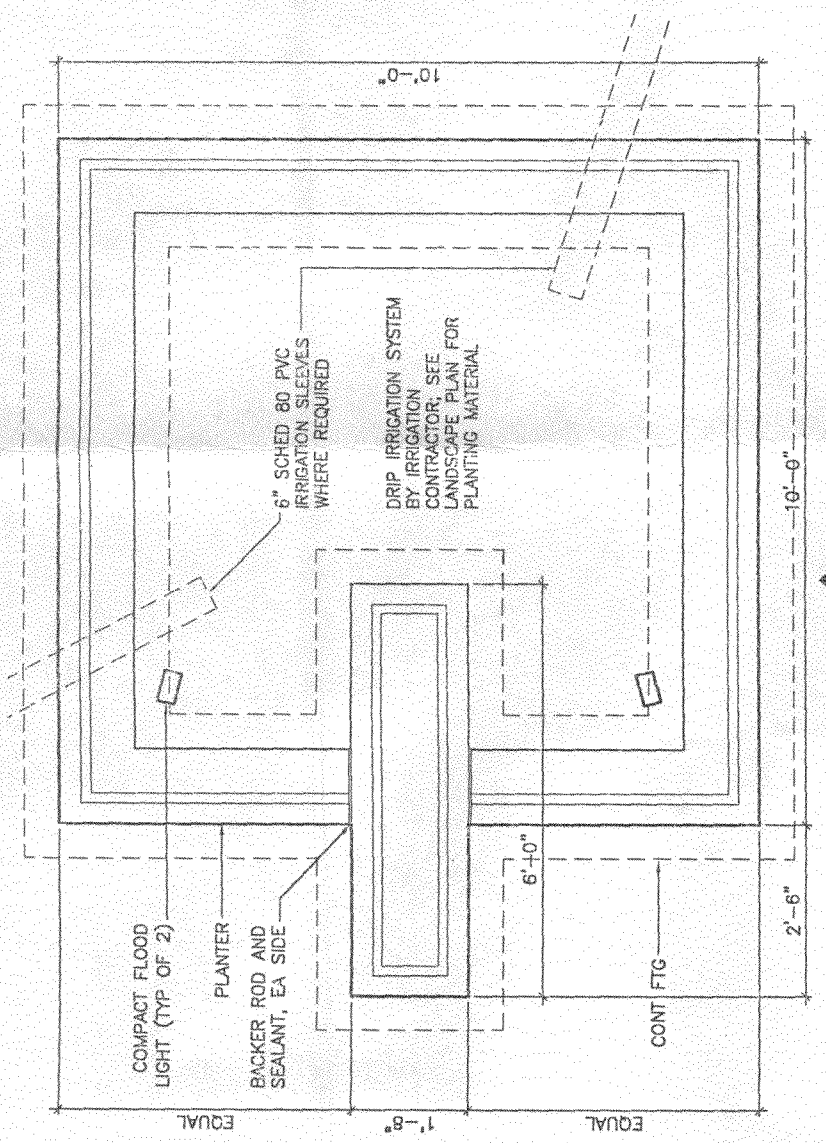


**NOTES:**  
 1. CAST ALUMINUM LETTERS W/ DARK BLACK ANODIZED FINISH.  
 2. MOUNT LETTERS 3/8" OFF FACE OF PRE-FINISHED ALUM PANEL.  
 3. PROVIDE FULL SIZE SIGN TEMPLATE FOR APPROVAL BY ARCHITECT

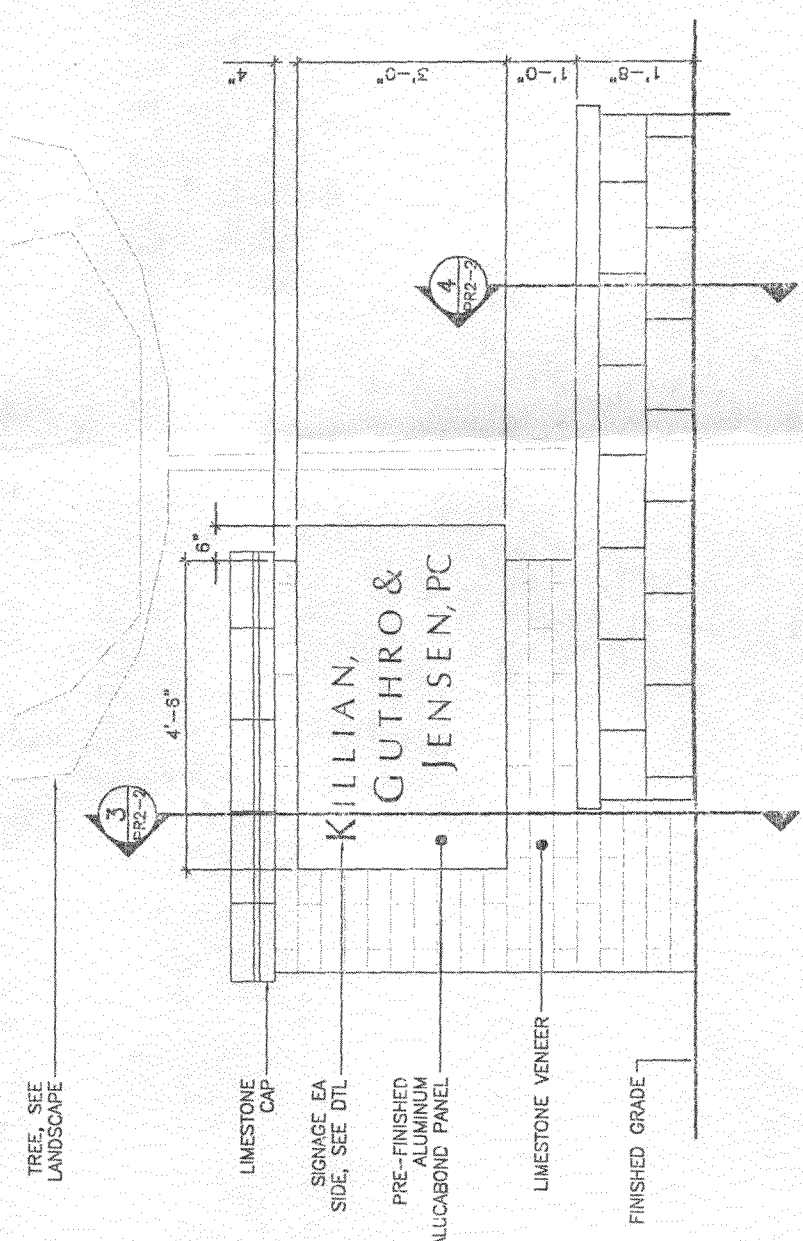


**4** MONUMENT SIGN SECTION  
 SCALE B

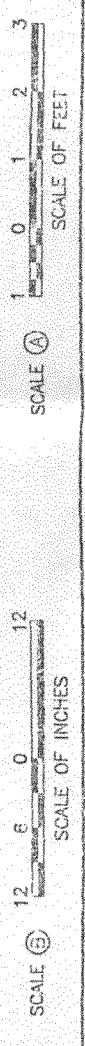
**3** MONUMENT SIGN SECTION  
 SCALE B

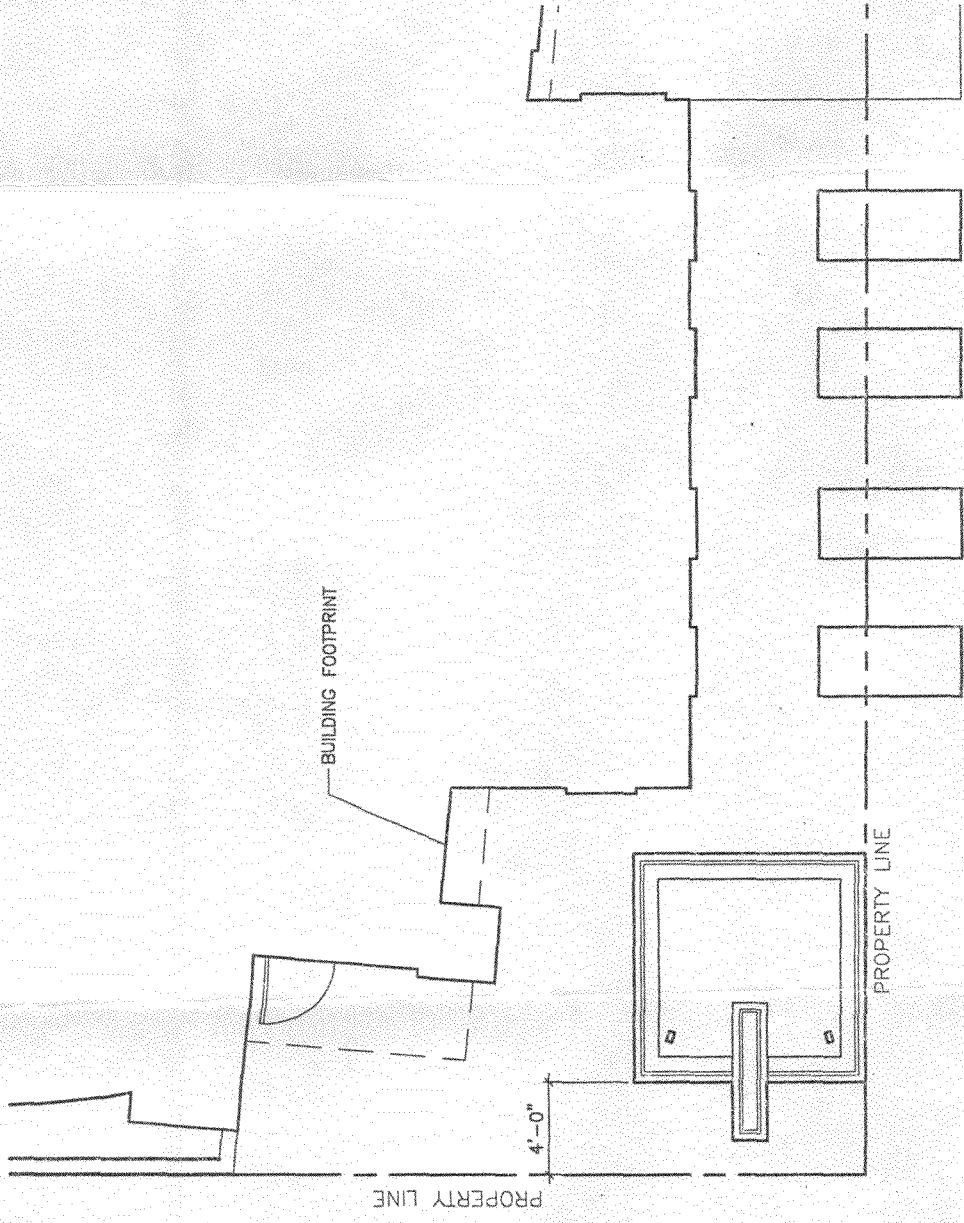


**1** MONUMENT SIGN PLAN SECTION  
 SCALE A



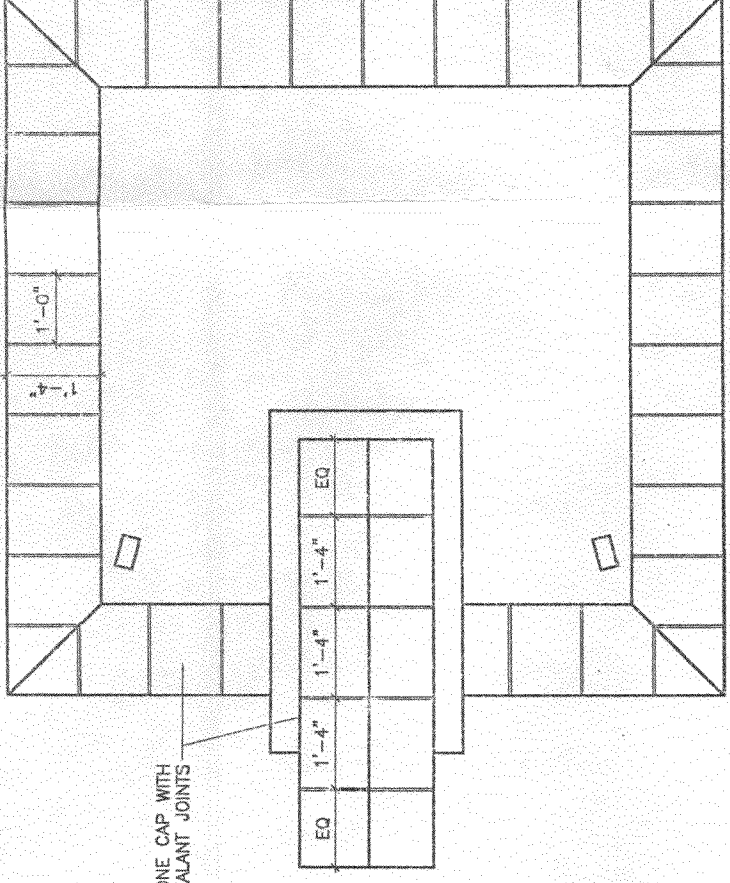
**2** MONUMENT SIGN SOUTH ELEVATION (NORTH ELEVATION SIM)  
 SCALE A



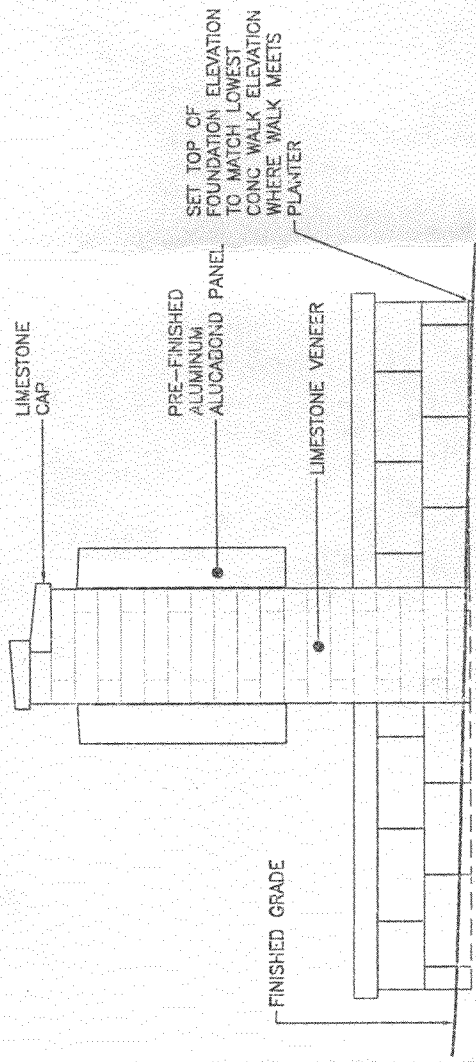


1 MONUMENT SIGN SITE PLAN





1 MONUMENT SIGN PLAN  
 SCALE A



2 MONUMENT SIGN SOUTH ELEVATION (NORTH ELEVATION SIM)  
 SCALE A

