

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

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

BLDG PERMIT NO.
FILE #

[Handwritten mark]

Building Address 1165 BOOKCLIFF AVE
Parcel No. 2945-111-30-001
Subdivision ANDERSON MINOR
Filing _____ Block _____ Lot 1

Multifamily Only:
No. of Existing Units _____ No. Proposed _____
Sq. Ft. of Existing 2687 Sq. Ft. Proposed _____
Sq. Ft. of Lot / Parcel 1238
Sq. Ft. Coverage of Lot by Structures & Impervious Surface
(Total Existing & Proposed) _____

OWNER INFORMATION:

Name 1165 BOOKCLIFF, LLC
Address 700 BELFORD AVE, #201
City / State / Zip GRAND JCT, CO 81501

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

APPLICANT INFORMATION:

Name ROB ROWLANDS
Address 917 MAIN ST
City / State / Zip GRAND JCT, CO 81501
Telephone 241-1903

* FOR CHANGE OF USE:
*Existing Use: _____
*Proposed Use: _____
Estimated Remodeling Cost \$ 30,000⁰⁰
Current Fair Market Value of Structure \$ 213,440⁰⁰

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>R-0</u>	Maximum coverage of lot by structures <u>70</u>
SETBACKS: Front <u>20</u> from property line (PL)	Landscaping/Screening Required: YES NO
Side <u>5</u> from PL Rear <u>10</u> from PL	Parking Requirement <u>yes</u>
Maximum Height of Structure(s) <u>35</u>	Special Conditions: _____
Voting District <u>B</u>	Ingress / Egress Location Approval _____ (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 10/9/07
Planning Approval [Signature] Date 10/9/07

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No.
Utility Accounting	Date		