

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

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

BLDG PERMIT NO. <u> </u>
FILE # <u> </u>

Building Address 333 S. 12th St.
 Parcel No. 2945-144-36-017
 Subdivision
 Filing Block 133 Lot 18-20

Multifamily Only:
 No. of Existing Units No. Proposed
 Sq. Ft. of Existing 1264 Sq. Ft. Proposed N/A
 Sq. Ft. of Lot / Parcel 12,375
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 8,027

OWNER INFORMATION:

Name Lee: Ray Baker
 Address 2832 Oxford Ave
 City / State / Zip GJ, Co 81503

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

APPLICANT INFORMATION:

Name Douglas L. Martin
 Address 637 Highland Dr.
 City / State / Zip Clifton, Co 81520
 Telephone 970-234-3012

* FOR CHANGE OF USE: Painting/Tile -
 *Existing Use: Car dealership/service
 *Proposed Use: Car dealership/service
 Estimated Remodeling Cost \$ 2,500⁰⁰
 Current Fair Market Value of Structure \$ 155,830⁰⁰

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-1</u>	Maximum coverage of lot by structures <u>N/A</u>
SETBACKS: Front <u>15</u> from property line (PL)	Landscaping/Screening Required: YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
Side <u>0</u> from PL Rear <u>10</u> from PL	Parking Requirement <u>Life Employees</u>
Maximum Height of Structure(s) <u> </u>	Special Conditions: <u>No Auto Body work or paint. Vehicle service repair only.</u>
Voting District <u> </u>	Ingress / Egress Location Approval <u> </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 2-11-08
 Planning Approval [Signature] Date 2/12/08

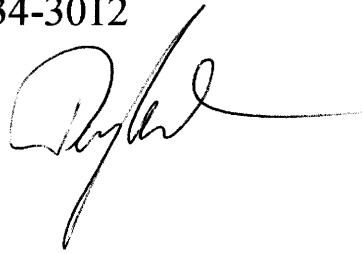
Additional water and/or sewer tap fee(s) are required:	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	W/O No. <u>NO extra sewer charges</u>
Utility Accounting <u>[Signature]</u>	Date <u>2/12/08</u>	

City Of grand Jct .

2-11-08

It is our intentions to continue to use the property located at 333 south 12th street as a used car sales lot, auto and light truck repair/service. We have painted the office area purchased tile flooring and have made plans to repaint the exterior of the building and will be adding planters to give more curb appeal.

Thank You
Doug & Charlotte Martin
637 Highland Dr
Clifton Co.81520
234-3012

A handwritten signature in black ink, appearing to read "Doug & Charlotte Martin", with a long horizontal flourish extending to the right.