

TCP \$
Drainage \$
SIF \$
Inspection \$

Planning \$ <u>10⁰⁰</u>
Bldg Permit #
File #

PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

Public Works & Planning Department

11971-7430

Building Address 2211 N. 7th Street
 Parcel No. 2945-111-04-003
 Subdivision N/A
 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 Michael Dhan
 Address 2211 N. 7th Street
 City / State / Zip G.S. CO

DESCRIPTION OF WORK & INTENDED USE:

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

Interior remodel - walls -
 * FOR CHANGE OF USE:
2 offices - Less than 20
Emp.

APPLICANT INFORMATION:

Name CVB Builders
 Address 1148 Quay Ave
 City / State / Zip G.S. CO 81501
 Telephone 640-0758

*Existing Use: _____
 *Proposed Use: _____
 Estimated Remodeling Cost \$ 8,000.00
 Current Fair Market Value of Structure \$ 238,130

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

Modifications to this Planning Clearance must be approved, in writing, by the Public Works & 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.

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 10/9/08
 Planning Approval [Signature] Date 10/9/08

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No. <u>NO WTR/SUR Change</u>
Utility Accounting <u>[Signature]</u>	Date <u>10/9/08</u>		