

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

Planning \$ <u>10</u>
Bldg Permit #
File #

# PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

**Public Works & Planning Department**

125724-809

Building Address 601 Mulberry  
 Parcel No. 2945-151-00-099  
 Subdivision \_\_\_\_\_  
 Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_

Multifamily Only:  
 No. of Existing Units 1 No. Proposed 1  
 Sq. Ft. of Existing N/A Sq. Ft. Proposed N/A  
 Sq. Ft. of Lot / Parcel \_\_\_\_\_  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) \_\_\_\_\_

**OWNER INFORMATION:**

Name Commercial Specialists  
 Address 601 mulberry st  
 City / State / Zip Grand Jct 81504

DESCRIPTION OF WORK & INTENDED USE:  
 Remodel  Change of Use (\*Specify uses below)  
 Addition  Change of Business  
 Other: ADA Bathroom + Interior walls

**APPLICANT INFORMATION:**

Name Merritt Sixby  
 Address 1420 motor st  
 City / State / Zip Grand Jct Co 81503  
 Telephone 970-241-5164

\* FOR CHANGE OF USE:  
 \*Existing Use: \_\_\_\_\_  
 \*Proposed Use: Alarm Company  
 Estimated Remodeling Cost \$ 6000<sup>00</sup>  
 Current Fair Market Value of Structure \$ 316,030

**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 C1 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 \_\_\_\_\_ Special Conditions: \_\_\_\_\_  
 Location Approval \_\_\_\_\_  
 (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 12-30-08  
 Planning Approval [Signature] Date 12/30/08

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>no add. tap expense</u>
Utility Accounting <u>[Signature]</u>	Date <u>12/30/08</u>		