

Planning \$	5
TCP \$	
Drainage \$	
SIF \$	

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

BLDG PERMIT NO.	
FILE #	

Building Address 2952 North Ave 510 29 1/2 RD
 Parcel No. 2943 084-21-931
 Subdivision _____
 Filing _____ Block _____ Lot _____

Multifamily Only:
 No. of Existing Units _____ No. Proposed _____
 Sq. Ft. of Existing 266 Sq. Ft. Proposed 266
 Sq. Ft. of Lot / Parcel _____
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) _____

OWNER INFORMATION:

Name MESA County
 Address 315 N. Spruce Street
 City / State / Zip 65 CO 81505

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

APPLICANT INFORMATION:

Name PNCI Construction
 Address 553 25 1/2 RD
 City / State / Zip 65 CO 81505
 Telephone 242-3548

* FOR CHANGE OF USE:
 *Existing Use: OFFICE REMOVE 1 WALL
 *Proposed Use: OFFICE ADD another wall
 Estimated Remodeling Cost \$ 43,000
 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 _____	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) _____	Special Conditions: <u>Interior only</u>
Voting District _____	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 2/8/08
 Planning Approval [Signature] Date 2/8/08

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>NO SWR - WTR</u>
Utility Accounting <u>[Signature]</u>	Date <u>2/8/08</u>		<u>Change</u>