

Planning \$	500
TCP \$	/
Drainage \$	/
SIF\$	/

PLANNING CLEARANCE
(Multifamily & Nonresidential Remodels and Change of Use)

BLDG PERMIT NO.	
FILE #	2.38

Public Works and Planning Department

unit 2 46247-535

Building Address 719 Pitkin Ave
 Parcel No. 2945-144-43-004
 Subdivision _____
 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 Hilda M Landeros
 Address 631 1/2 Oxbow Rd.
 City / State / Zip Grand Jct. Co. 81504

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

APPLICANT INFORMATION:

Name Joseph LoCastro
 Address 334 Belford
 City / State / Zip Grand Jct, CO 81504
 Telephone (970) 985-6004

* FOR CHANGE OF USE:
 *Existing Use: Crime Prevention Resources
 *Proposed Use: Skin Grafting Tattoo
 Estimated Remodeling Cost \$ 1700.00
 Current Fair Market Value of Structure \$ 216,000

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>C-1</u>	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: _____
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 John LoCastro Date 2-5-08

Planning Approval Jeff Demko Date 2/6/08

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>AB-COU adj. Per DO.</u>
Utility Accounting <u>Marshall Cole</u>	Date <u>2/6/08</u>		<u>2/4/08</u>