

Planning \$	5.00
TCP \$	0
Drainage \$	0
SIF \$	0

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

BLDG PERMIT NO.
FILE #

87633-49502

Building Address 601 28 1/4 UNIT C
 Parcel No. 2943-063-42-001-
 Subdivision VILLAGE PARK
 Filing 1 Block 1 Lot 1

Multifamily Only: _____
 No. of Existing Units 1 No. Proposed 1
 Sq. Ft. of Existing 1000 Sq. Ft. Proposed 1000
 Sq. Ft. of Lot / Parcel _____
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) _____

OWNER INFORMATION:
 Name MONUMENT HOMES
 Address 603 28 1/4 Ed.
 City / State / Zip G.J., CO 81506

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

APPLICANT INFORMATION:
 Name SAME AS ABOVE
 Address _____
 City / State / Zip _____
 Telephone _____

* FOR CHANGE OF USE:
 *Existing Use: N/A
 *Proposed Use: OFFICE
 Estimated Remodeling Cost \$ N/A
 Current Fair Market Value of Structure \$ N/A

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 COMMUNITY DEVELOPMENT DEPARTMENT STAFF	
ZONE <u>PD</u>	Maximum coverage of lot by structures _____
SETBACKS: Front <u>per plan</u> from property line (PL)	Landscaping/Screening Required: YES _____ NO <u>✓</u>
Side _____ from PL Rear _____ from PL	Parking Requirement _____
Maximum Height of Structure(s) _____	Special Conditions: <u>Tenant Finish</u>
Voting District _____	Ingress / Egress Location Approval <u>on new building</u> (Engineer's Initials)

Modifications to this Planning Clearance must be approved, in writing, by the Community Development 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 _____
 Department Approval C Faye Hall Date 6/1/04

Additional water and/or sewer tap fee(s) are required: YES NO <u>✓</u> W/O No.
Utility Accounting <u>[Signature]</u> Date <u>6-1-04</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)