

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 #

13055-8158

Building Address 666 Patterson RD
 Parcel No. 2945-023-15-001
 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: APPLICANT
 Name LAN, Jiann C.
 Address 19550 Cienega Ave #19
 City / State / Zip Covina CA 91724

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

APPLICANT INFORMATION: OWNER
 Name Robert Christensen + Trustee
 Address PO Box 3025
 City / State / Zip Dread Junction, CO 81502
 Telephone _____

* FOR CHANGE OF USE:
 *Existing Use: _____
 *Proposed Use: _____
 Estimated Remodeling Cost \$ 2000.00
 Current Fair Market Value of Structure \$ 355,730.

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>B-1</u>	Maximum coverage of lot by structures _____
SETBACKS: Front <u>20'/25'</u> from property line (PL)	Landscaping/Screening Required: YES _____ NO _____
Side <u>0'/0'</u> from PL Rear <u>15'/15'</u> 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 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 03/25/05
 Department Approval [Signature] Date 3-25-05

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. _____
Utility Accounting <u>[Signature]</u>	Date	<u>3-25-05</u>	