

Planning \$	10.00
TCP \$	—
Drainage \$	—
SIF\$	—

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

BLDG PERMIT NO.
FILE #

39840-10252

Building Address 3635 27 1/2 ROAD, G. J. CO
 Parcel No. 2945-012-25-002
 Subdivision Bell Ridge
 Filing 25sec 1151W Block 1 Lot 2

Multifamily Only:
 No. of Existing Units 1 No. Proposed 1
 Sq. Ft. of Existing 1780 Heated Sq. Ft. Proposed ~~2800~~ 700
 Sq. Ft. of Lot / Parcel 120' x 150'
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) _____

OWNER INFORMATION:

Name HUI CHUNG CHAO
 Address 3635 27 1/2 Rd
 City / State / Zip Grand Jet Colo

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

APPLICANT INFORMATION:

Name HUI CHUNG CHAO
 Address 3635 27 1/2 Rd
 City / State / Zip Grand Jet Colo
 Telephone ~~260-9022~~ 234-1842

* FOR CHANGE OF USE:
 *Existing Use: GARAGE AND PATIO
 *Proposed Use: Grandmothers Bed Room
 Living Rm. And Storage
 Estimated Remodeling Cost \$ 5,000
 Current Fair Market Value of Structure \$ 209,000

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 COMMUNITY DEVELOPMENT DEPARTMENT STAFF	
ZONE <u>RMF-5</u>	Maximum coverage of lot by structures <u>3600</u>
SETBACKS: Front <u>20'</u> from property line (PL)	Landscaping/Screening Required: YES _____ NO _____
Side <u>5'</u> from PL Rear <u>25'</u> from PL	Parking Requirement <u>N/A</u>
Maximum Height of Structure(s) <u>35</u>	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 Hui Chung Chao Date 1/16/2006
 Department Approval Kathy Valdez KA Date 1-20-06

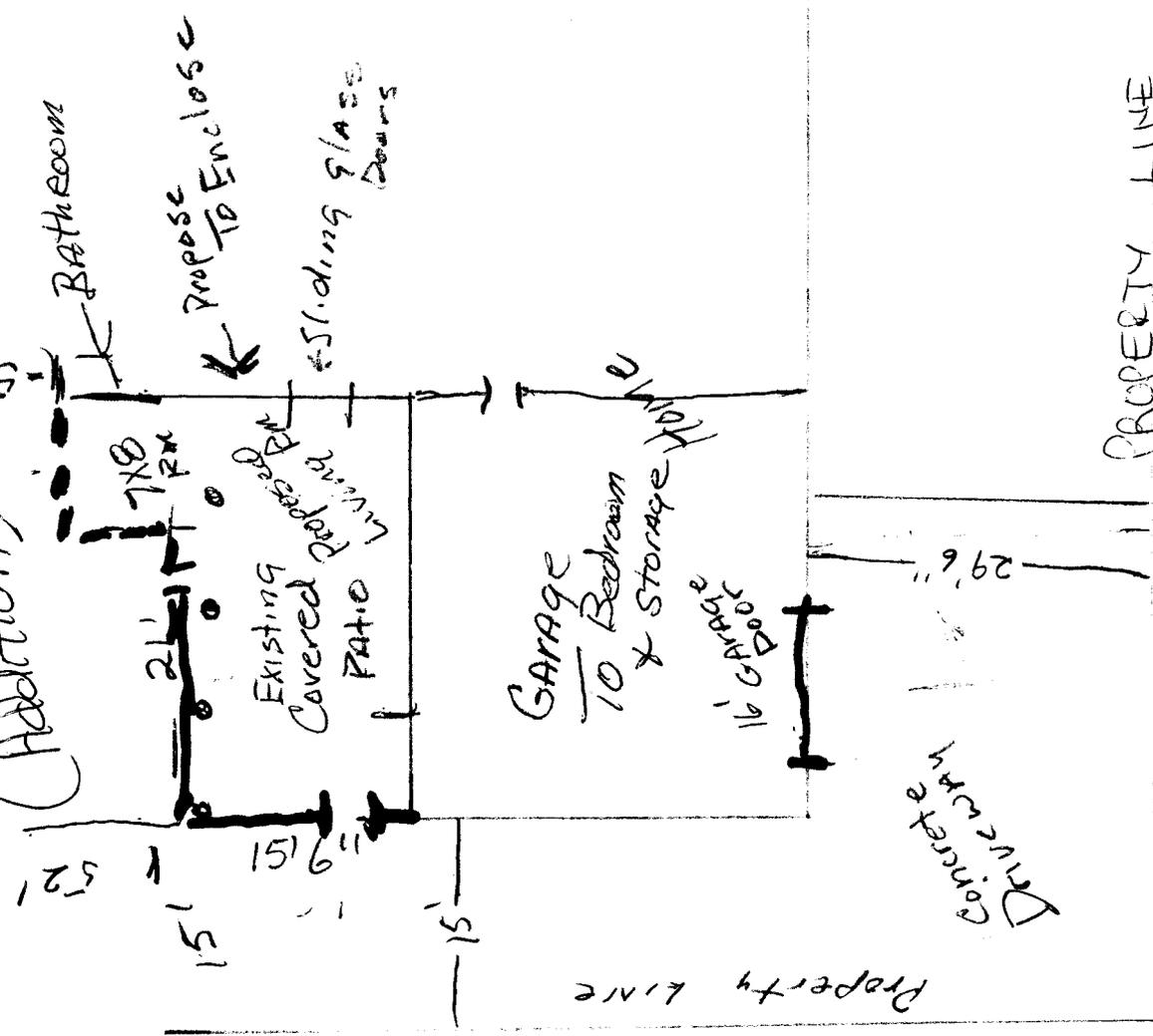
Additional water and/or sewer tap fees are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>No Chg in Eq</u>
Utility Accounting <u>CM Cole</u>	Date <u>1/20/06</u>		

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)

3635 27 1/2 Rd Propose To Enclose Existing Patio And Garage Door build 7x8 Room

Lot 150' x 120'

(Addition)



1-20-06
 ACCEPTED
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE PLANNING DEPARTMENT
 RESPOND TO ALL COMMENTS ONLY
 LOCATE AND REVIEW EASEMENTS AND PROPERTY LINES

PROPERTY LINE
 Sidewalk

27 1/2 Rd