

Planning \$	5.00
TCP \$	/
Drainage \$	/
SIF\$	/

PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

Community Development Department

BLDG PERMIT NO.
FILE #

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

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

OWNER INFORMATION:

Name Mount Homes
 Address 603 28 1/4 Rd.
 City / State / Zip Grand Junction CO 81506

DESCRIPTION OF WORK & INTENDED USE:

Remodel Addition
 Change of Use (*Specify uses below)
 Other: Interior Remodel. Tenant Finish

* FOR CHANGE OF USE:

*Existing Use: _____
 *Proposed Use: _____

APPLICANT INFORMATION:

Name Mount Homes
 Address 603 28 1/4 Rd.
 City / State / Zip Grand Junction CO
 Telephone 234-7700

Estimated Remodeling Cost \$ 836,220
 Current Fair Market Value of Structure \$ 60,000

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 PD 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 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 9/1/06

Department Approval Judith A. [Signature] Date 9/1/06

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>No Charge</u>
Utility Accounting	Date <u>9/1/06</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)

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TCP \$	/
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PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

Community Development Department

BLDG PERMIT NO.
FILE #

Building Address 601 28 1/4 Rd. "E"
 Parcel No. 2943-063-42-001
 Subdivision Village Park
 Filing _____ Block 1 Lot 1

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

OWNER INFORMATION:

Name Muhammad Homes
 Address 603 28 1/4 Rd.
 City / State / Zip Grand Junction

DESCRIPTION OF WORK & INTENDED USE:

Remodel Addition
 Change of Use (Specify uses below)
 Other: Interior Remodel
Tenant Finish

*** FOR CHANGE OF USE:**

*Existing Use: _____
 *Proposed Use: _____

APPLICANT INFORMATION:

Name Muhammad Homes
 Address 603 28 1/4 Rd.
 City / State / Zip Grand Jct. CO 81502
 Telephone 234-7100

Estimated Remodeling Cost \$ 836,220
 Current Fair Market Value of Structure \$ 360,000

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>PD</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)

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Applicant Signature [Signature] Date 9/1/06

Department Approval Judith A. [Signature] Date 9/1/06

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>NO Change</u>
Utility Accounting <u>[Signature]</u>	Date <u>9/1/06</u>		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
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