

Planning \$
TCP \$
Drainage \$
SIF\$

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

BLDG PERMIT NO.
FILE #

Building Address 2472 F ROAD
Parcel No. 2915 041-29-009
Subdivision MONUMENT PLAZA
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 Onnie Hong
Address 402 JURASSIC AVE
City / State / Zip Fruita CO 81521

DESCRIPTION OF WORK & INTENDED USE:

Remodel Addition
 Change of Use (*Specify uses below)
 Other: _____

APPLICANT INFORMATION:

Name Onnie Hong
Address 402 JURASSIC AVE
City / State / Zip Fruita CO 81521
Telephone 314-6606

*** FOR CHANGE OF USE:**

*Existing Use: _____
*Proposed Use: DEMO ONLY

Estimated Remodeling Cost \$ 2,000.00
Current Fair Market Value of Structure \$ 550,000.00

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 1 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: DEMO ONLY
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 Onnie Hong Date 5/8/07
Department Approval Wendy Spurr Date 5/8/07

Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. 60933
Utility Accounting Water/Drain Date 5/8/07

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)