

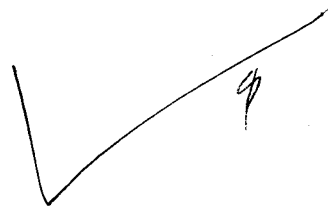
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BLDG PERMIT NO. 60257

3017-1550-05-3

PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
Community Development Department



BLDG ADDRESS 1405 Wellington TAX SCHEDULE NO. 2945-122-00977
 SUBDIVISION _____ SQ. FT. OF PROPOSED BLDG(S)/ADDITION 960
 FILING N/A BLK _____ LOT _____ SQ. FT. OF EXISTING BLDG(S) N/A
 (1) OWNER Hilltop Health Svcs NO. OF DWELLING UNITS
 BEFORE: 6 AFTER: 6 THIS CONSTRUCTION
 (1) ADDRESS 1331 Hermosa
 (1) TELEPHONE 242-4400 NO. OF BLDGS ON PARCEL
 BEFORE: 8 AFTER: 9 THIS CONSTRUCTION
 (2) APPLICANT Pinyon Const. USE OF EXISTING BLDGS Residence/office
 (2) ADDRESS 1521-1 Pinyon Ave DESCRIPTION OF WORK AND INTENDED USE:
 (2) TELEPHONE 241-9136 Storage Area

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

Accessory

ZONE RSF-8 Maximum coverage of lot by structures _____
 SETBACKS: Front _____ from property line (PL)
 or _____ from center of ROW, whichever is greater
 Side 3 from PL Rear 3 from PL
 Maximum Height _____
 CENSUS 6 TRAFFIC 28 ANN# _____

Modifications to this Planning Clearance must be approved, in writing, by the Director of 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 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 5-6-97
 Department Approval [Signature] Date 5/6/97

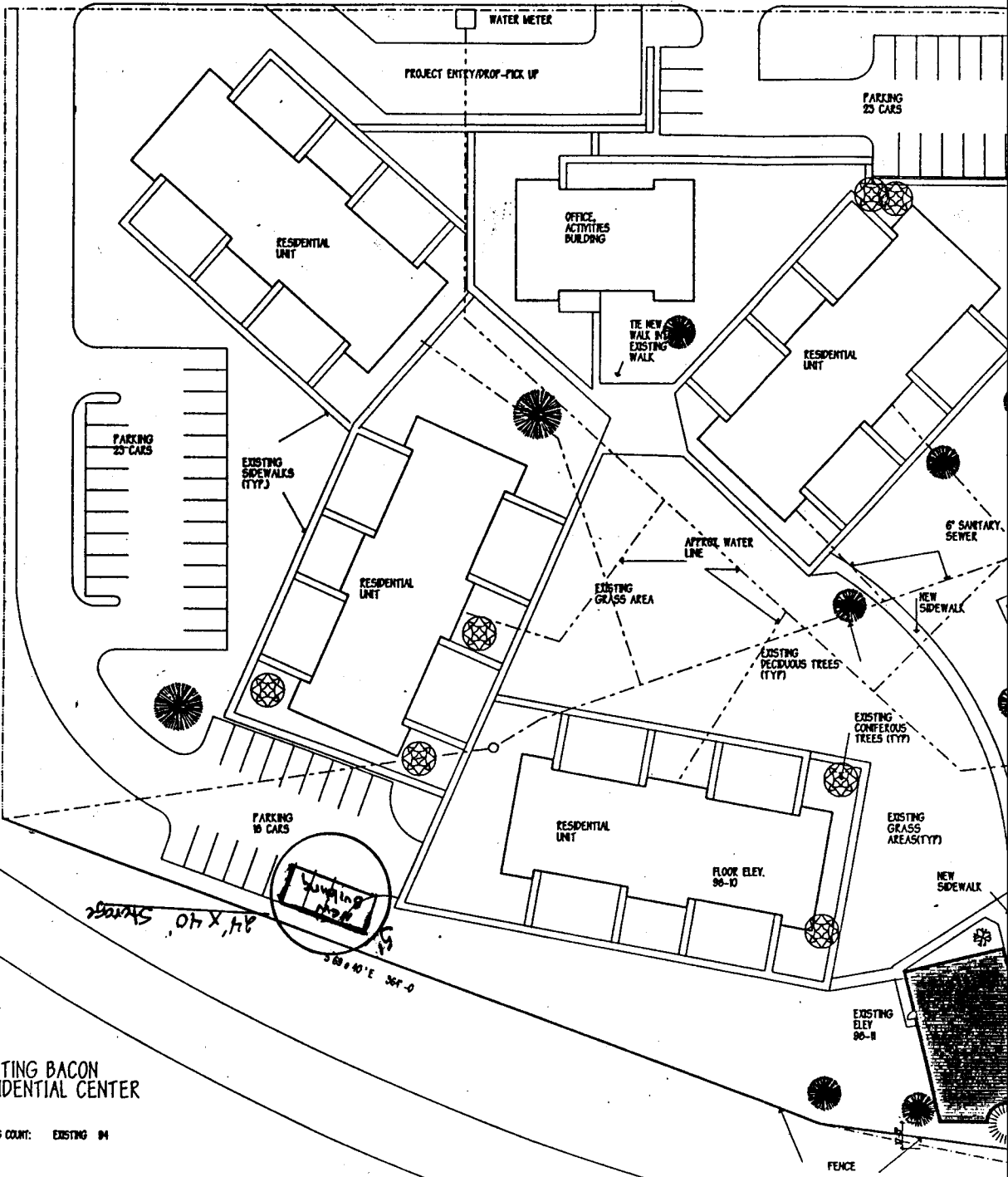
Additional water and/or sewer tap fee(s) are required: YES _____ NO ✓ W/O No. No change in use
 Utility Accounting [Signature] Date 5/6/97

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

WELLINGTON AVE.

#109 153A



EXISTING BACON RESIDENTIAL CENTER

PARKING COUNT: EXISTING 94

COMPUTER GENERATED PROPERTY AREA-276,050 SF OR 6.35 ACRES

ACCEPTED *KKA 5/6/97* SITE PLAN
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

SCALE 1"=30'

NORTH