

FEE \$	10 ⁰⁰
TCP \$	0
SIF \$	0



BLDG PERMIT NO. 60752

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 240
 FILING N/A BLK _____ LOT _____ SQ. FT. OF EXISTING BLDG(S) 900
 (1) OWNER Hilltop Health Svcs NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 0 THIS CONSTRUCTION
 (1) ADDRESS 1331 Hermosa
 (1) TELEPHONE 242-4400 NO. OF BLDGS ON PARCEL
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT Pinyon Const. USE OF EXISTING BLDGS Storage/shop
 (2) ADDRESS 1531 Pinyon Ave DESCRIPTION OF WORK AND INTENDED USE:
 (2) TELEPHONE 241-9136 Add on to shop Bld

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 RSF-8 Maximum coverage of lot by structures 45%
 SETBACKS: Front _____ from property line (PL)
 or _____ from center of ROW, whichever is greater
 Parking Req'mt 2
 Side 3' from PL Rear 3' to _____ from PL
 to eave 32' eave
 Maximum Height _____
 Special Conditions _____
 CENSUS 6 TRAFFIC 28 ANNEX# _____

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 6-11-97
 Department Approval [Signature] Date 6-11-97

Additional water and/or sewer tap fee(s) are required: YES _____ NO X W/O No. 3017-1550-05-3
No more employees
 Utility Accounting [Signature] Date 6-11-97

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)

Office of Planning & Community Development
 Official Record

FRANK A. WADSWORTH
 ARCHITECT AIA

115 No. 5th Street #440
 Grand Junction Colorado
 81501 (303)243-2122

FAWHAUS INC.



ENGINEERS:

STRUCTURAL

L. J. Lindauer, Inc.
 715 Horizon Drive
 #360 241-0900

MECHANICAL

Norm Kinney & Assoc. INC
 1000 N. 9th. Street
 # 33 243-3851

ELECTRICAL

Norm Kinney & Assoc. INC
 1000 N. 9th. Street
 # 33 243-3851

SITE PLAN

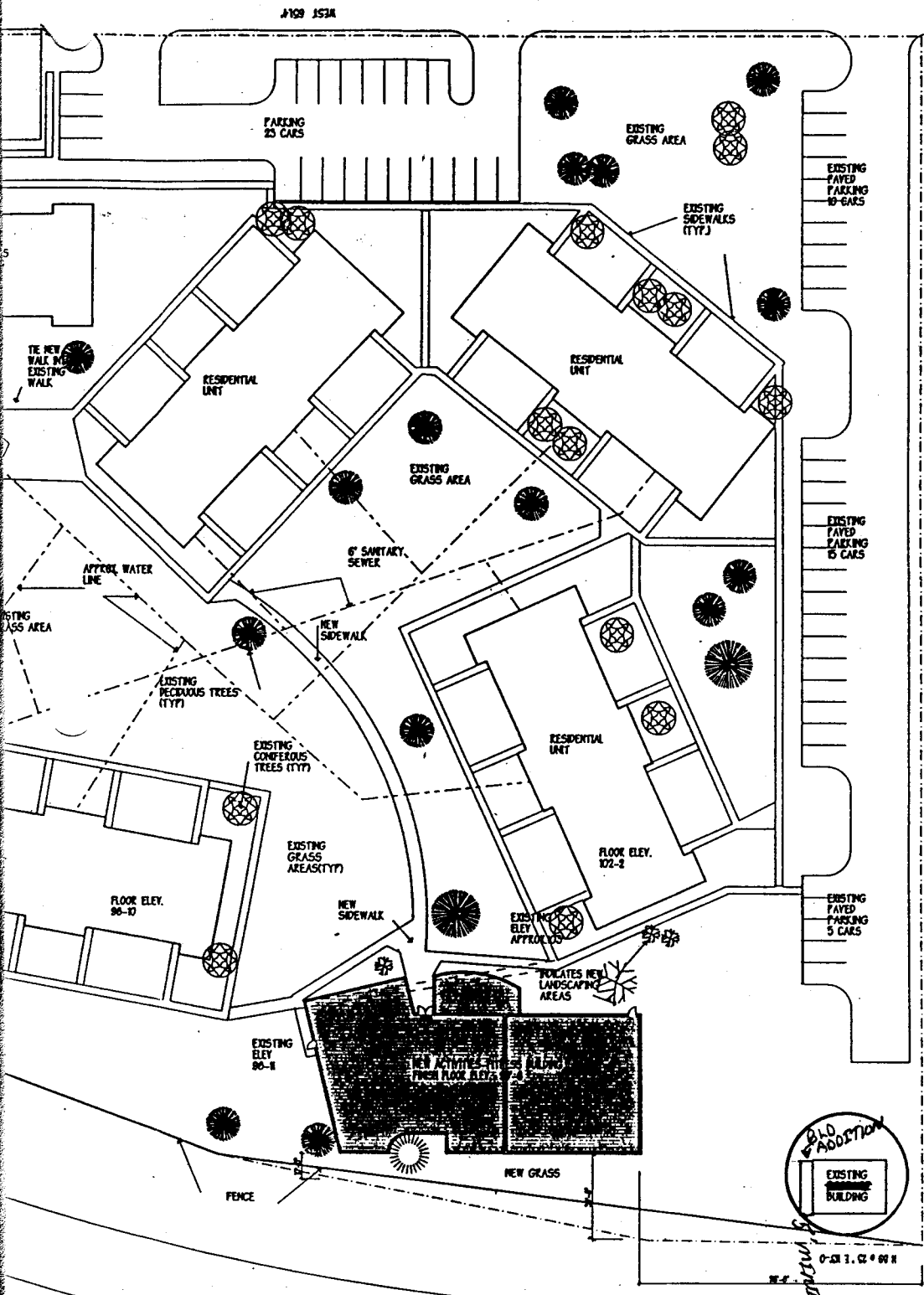
BACON FITNESS
 CENTER
 HILLTOP:
 BACON RESIDENTIAL
 COMPLEX
 WELLINGTON AVENUE
 GRAND JUNCTION, CO

Project No. 94200

Date: JUNE 1, 1994
 Drawn: F A W

SHEET NO. C1.1

6 01.18



ACCEPTED
 SLE 6/11/97
 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.