

Planning \$	N/C	Drainage \$	—
TCP \$	—	School Impact \$	—

BLDG PERMIT NO. 07387
FILE #

Single Fam. **PLANNING CLEARANCE**
 (site plan review, multi-family development, non-residential development)
Grand Junction Community Development Department

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 695 Round Hill Dr. TAX SCHEDULE NO. 2945-021-06-005
 SUBDIVISION Round Hill SQ. FT. OF PROPOSED BLDG(S)/ADDITION 250
 FILING _____ BLK _____ LOT 17 SQ. FT. OF EXISTING BLDG(S) Not known
 (1) OWNER John & Kim Williams NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: 1 CONSTRUCTION
 (1) ADDRESS 695 Round Hill Dr. NO. OF BLDGS ON PARCEL
 BEFORE: 1 AFTER: 1 CONSTRUCTION
 (1) TELEPHONE 970-242-6187 USE OF ALL EXISTING BLDGS Home
 (2) APPLICANT Sun King DESCRIPTION OF WORK & INTENDED USE: Interior
 (2) ADDRESS P.O. Box 3299 Remodel Bedroom & Bathroom
 (2) TELEPHONE 245-9173

✓ Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE RSF-1 Landscaping / Screening Required: YES _____ NO _____
 SETBACKS: Front _____ from Property Line (PL) or _____ from center of ROW, whichever is greater
 Side _____ from PL Rear _____ from PL
 Maximum Height _____
 Maximum coverage of lot by structures _____
 Parking Req'mt _____
 Special Conditions: Residential interior remodel - single family use only.
 Census Tract _____ Traffic Zone _____ Annx # _____

Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department Director. 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 307, Uniform Building Code). Required improvements in the public right-of-way must be guaranteed prior to issuance of a Planning Clearance. All other required site improvements must be completed or guaranteed prior to issuance of a Certificate of Occupancy. Any landscaping required by this permit shall be maintained in an acceptable and healthy condition. The replacement of any vegetation materials that die or are in an unhealthy condition is required by the G.J. Zoning and Development Code.

Four (4) sets of final construction drawings must be submitted and stamped by City Engineering prior to issuing the Planning Clearance. One stamped set must be available on the job site at all times.

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's Signature [Signature] Date 10-19-98
 Department Approval [Signature] Date 10/19/98
 Additional water and/or sewer tap fee(s) are required: YES _____ NO X W/O No. _____
 Utility Accounting [Signature] Date 10/19/98

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

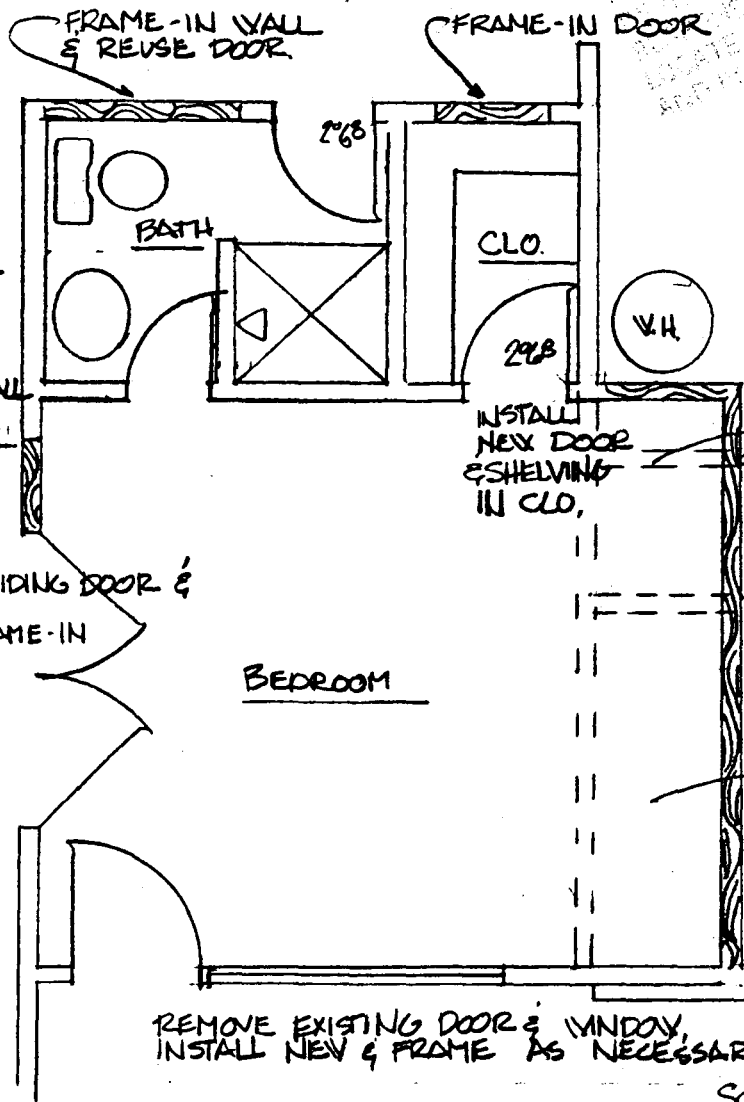
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

THIS PLAN IS TO BE USED ONLY FOR THE PROJECT DESCRIBED ABOVE. ANY OTHER USE IS AT THE USER'S RISK. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY INADEQUACIES OR OMISSIONS. THE USER SHALL BE RESPONSIBLE FOR VERIFYING ALL PROPERTY LINES.

KITCHEN

INSTALL TOILET ALLOWING 30" CUSTOM SHOWER, AND 19" DEEP VANITY BASE OR PEDESTAL SINK AS SIZE ALLOWS. (CHECK HEAT REGISTER.)
 - CUT DOWN & INSTALL 24" DOOR TO FIT. IT WILL BE SMALL

REMOVE EXISTING SLIDING DOOR & INSTALL NEW FRENCH DOORS, FRAME-IN WALL AS NEEDED. - CHECK HEIGHT.



REMOVE EXISTING DOOR & WINDOW, INSTALL NEW & FRAME AS NECESSARY

SCALE: 1/4" = 1'-0"

REMOVE EXISTING WALLS AND WATER HEATER. MOVE (& REPLACE HEATER IN GARAGE. BUILD NEW WALLS TO EXPAND BEDROOM INTO GARAGE STORAGE.) ORNAMENTAL TEXTURE, & PAINT WALLS.

INSTALL NEW WOOD FLOORING. RAISE FLOOR AS NEEDED IF MATCHING KITCHEN LEVEL.

BEDROOM & BATH REMODEL FOR
JOHN & KIM WILLIAMS

SUN KING
 7/2/98 J.L.M.

695 ROUND HILL DR.