

2

5.00

Planning \$ 10.00	Drainage \$ ϕ
TCP \$ ϕ	School Impact \$ ϕ

BLDG PERMIT NO. 72679
FILE #

PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)
Grand Junction Community Development Department

*B THIS SECTION TO BE COMPLETED BY APPLICANT *A

BUILDING ADDRESS 1405 WELLINGTON #1
 SUBDIVISION _____
 FILING _____ BLK _____ LOT _____

TAX SCHEDULE NO. 2945-122-00-977
 SQ. FT. OF PROPOSED BLDG(S)/ADDITION n/a
 SQ. FT. OF EXISTING BLDG(S) no change

OWNER HILLTOP COMMUNITY SERVICES
 ADDRESS 1331 HERMOSA GJ.
 TELEPHONE 242-4400

NO. OF DWELLING UNITS: BEFORE 1 AFTER 1
 CONSTRUCTION
 NO. OF BLDGS ON PARCEL: BEFORE 1 AFTER 1
 CONSTRUCTION

APPLICANT SUN KING
 ADDRESS P.O. Box 3299 GJ.
 TELEPHONE 245-9173

USE OF ALL EXISTING BLDGS apts, schools, programs
 DESCRIPTION OF WORK & INTENDED USE:
Interior REMODEL for ADA
compliance

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

*B THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF *A

ZONE RSF-8
 SETBACKS: FRONT: _____ from Property Line (PL) or 48' from center of ROW, whichever is greater
 SIDE: 5' from PL REAR: 5' from _____
 MAXIMUM HEIGHT 32'
 MAXIMUM COVERAGE OF LOT BY STRUCTURES —

LANDSCAPING/SCREENING REQUIRED: YES _____ NO X
 PARKING REQUIREMENT: none that we need
 SPECIAL CONDITIONS: _____
 CENSUS TRACT 5 TRAFFIC ZONE 27 ANNEX _____

PAID
 NOV 01 1999
CMAC

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 Grand Junction 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]
 Department Approval [Signature]

Date 11-1-99
 Date Nov 1, 1999

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>no chg in use or Bed #</u>
Utility Accounting	<u>Clare Marshall</u>		Date <u>11/01/99</u>

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

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