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BLDG PERMIT NO.	69481
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PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
 Grand Junction Community Development Department

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THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 1405 Wellington #7 TAX SCHEDULE NO. 294512200977
 SUBDIVISION Fairmount Sub SQ. FT. OF PROPOSED BLDG(S)/ADDITION 750
 FILING — BLK — LOT 33 thru 36 SQ. FT. OF EXISTING BLDG(S) 750
 (1) OWNER Hilltop Health Services NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 1331 Hermosa Ave.
 (1) TELEPHONE 970-242-4400 NO. OF BLDGS ON PARCEL same
 BEFORE: — AFTER: — THIS CONSTRUCTION
 (2) APPLICANT Sun King USE OF EXISTING BLDGS same
 (2) ADDRESS P.O. Box 3299 DESCRIPTION OF WORK AND INTENDED USE Interior
 (2) TELEPHONE 970-245-9173 Remodel - paint, carpet, doors, cabinets

REQUIRED: Two (2) plot plans, on 8 1/2" x 11" paper, showing all existing and proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, and all easements and 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 —
 SETBACKS: Front 20' from property line (PL) Parking Req't —
 or — from center of ROW, whichever is greater
 Side — from PL Rear — from PL Special Conditions interior only
 Maximum Height — no change in use.
 CENSUS TRACT 4 TRAFFIC ZONE 28

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 Jay Roth Date 4/5/99
 Department Approval Gonnie Edwards Date 4/7/99

Additional water and/or sewer tap fee(s) are required: YES — NO X W/O No. —
 Utility Accounting Jay Roth Date 4/7/99

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)