

Planning \$ <u>500</u>	Drainage \$ <u>—</u>
TCP \$ <u>—</u>	School Impact \$ <u>—</u>

BLDG PERMIT NO. <u>75747</u>
FILE #

PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)

Grand Junction Community Development Department

EX

units # 20 & 24

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 1405 Wellington

SUBDIVISION Fairmount

FILING — BLK — LOT 33, 34, 35, 36

OWNER Hill Top

ADDRESS 1331 Hermosa Ave

TELEPHONE 242-4400

APPLICANT Koos Const Inc

ADDRESS 2050 Winger Ct

TELEPHONE 242-8779

TAX SCHEDULE NO. 2945-122-00-977

SQ. FT. OF PROPOSED BLDG(S)/ADDITION

SQ. FT OF EXISTING BLDG(S) 2x 76071

NO. OF DWELLING UNITS: BEFORE AFTER
CONSTRUCTION

NO. OF BLDGS ON PARCEL: BEFORE AFTER
CONSTRUCTION

USE OF ALL EXISTING BLDGS residential - 8 plex

DESCRIPTION OF WORK & INTENDED USE: Remodel - upgrade
PATM

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

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

TB

ZONE RMF-8

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

LANDSCAPING/SCREENING REQUIRED: YES NO

PARKING REQUIREMENT: no change

SPECIAL CONDITIONS: interior only -
no increase in value or use

CENSUS TRACT 6 TRAFFIC ZONE 28 ANNEX

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 Ronnie Edwards

Date 6-27-00

Date 6-27-00

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>no change in use</u>
Utility Accounting <u>[Signature]</u>			Date <u>6/27/00</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)