

Planning \$	5.00	Drainage \$	—
TCP \$	—	School Impact \$	—

BLDG PERMIT NO.	78052
FILE #	

A

**PLANNING CLEARANCE**  
(multifamily and non-residential remodels and change of use)  
**Grand Junction Community Development Department**

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 1405 Wellington #6 TAX SCHEDULE NO. 2945-122-00-977  
SUBDIVISION Fairmount Sub. CURRENT FAIR MARKET VALUE OF STRUCTURE \$ ~~780,000~~ 718,700.00  
FILING — BLK — LOT 33 thru 36 ESTIMATED REMODELING COST \$ 27,000  
OWNER Hill Top NO. OF DWELLING UNITS: BEFORE 1 AFTER 1  
ADDRESS 1331 Hermosa Ave CONSTRUCTION  
TELEPHONE 242-46100 USE OF ALL EXISTING BLDGS Residence  
APPLICANT Koos Const. Inc DESCRIPTION OF WORK & INTENDED USE: upgrades & Remodel  
ADDRESS 2050 Wrangler Ct  
TELEPHONE 242-8779

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 RMF-8 SPECIAL CONDITIONS: interior only  
PARKING REQUIREMENT: no change  
LANDSCAPING/SCREENING REQUIRED: YES  NO  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.

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 that 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 2-22-01  
Department Approval Ronnie Edwards Date 2-22-01

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>—</u>
Utility Accounting	<u>D Overholt</u>		Date <u>2/22/01</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)