

FEE \$	10 ⁰⁰
TCP \$	—
DRAINAGE FEE \$	—

BLDG PERMIT NO.	53654
FILE #	—

top pc

PLANNING CLEARANCE

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

3002-3005-01-7 Grand Junction Community Development Department

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS	<u>345 W Kennedy</u>	TAX SCHEDULE NO.	<u>2945-104-14-011</u>
SUBDIVISION	<u>Monument Heights</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITION	<u>1080</u>
FILING	<u>1</u> BLK <u>1</u> LOT <u>11</u>	SQ. FT. OF EXISTING BLDG(S)	<u>3240</u>
(1) OWNER	<u>Boyd Wheeler</u>	NO. OF DWELLING UNITS	BEFORE: <u>1</u> AFTER: <u>2</u> CONSTRUCTION
(1) ADDRESS	<u>478 TIDAL DR</u>	NO. OF BLDGS ON PARCEL	BEFORE: <u>0</u> AFTER: <u>1</u> CONSTRUCTION
(1) TELEPHONE	<u>250-1612</u>	USE OF ALL EXISTING BLDGS	<u>Carports</u>
(2) APPLICANT	<u>Darryl Hayden</u>	DESCRIPTION OF WORK & INTENDED USE:	<u>Steel Frame Truss Roof 6 Carports</u>
(2) ADDRESS	<u>743 Horizon CT 340</u>		
(2) TELEPHONE	<u>250-1612</u>		

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	<u>RMF-32</u>	Landscaping / Screening Required:	YES <input type="checkbox"/> NO <input type="checkbox"/>
SETBACKS: Front	_____ from Property Line (PL)	Parking Req't	_____
or	<u>45</u> from center of ROW, whichever is greater	Special Conditions:	<u>NA</u>
Side	<u>10</u> from PL		
Rear	<u>20</u> from PL		
Maximum Height	<u>36</u>		
Maximum coverage of lot by structures	<u>60%</u>	CENS.T.	<u>4</u> T.ZONE <u>10</u> 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 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	<u>Darryl Hayden</u>	Date	<u>9-21-95</u>
Department Approval	<u>Mike Pelletier</u>	Date	<u>9/26/95</u>

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 6-carports only needs to buy sewer taps

Utility Accounting	<u>Mellie Fowler</u>	Date	<u>9-26-95</u>
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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)

W. KENNEDY AVENUE

24"± ASPHALT
MAT

6" PVC

SEE ROADWAY PLAN AND PROFILE, SHEET 6 of 10
FOR CONSTRUCTION OF ASPHALT WIDENING AND
MONOLITHIC CURB AND GUTTER.

S 89°27'10" E

199.28'

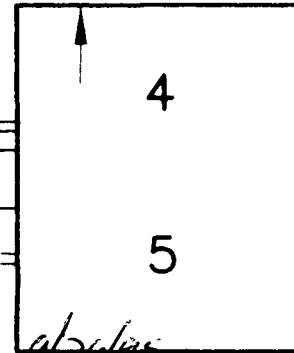
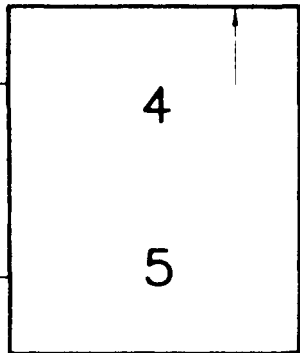
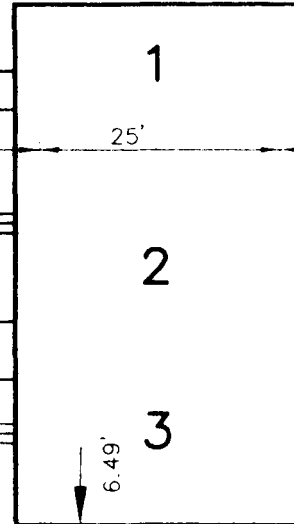
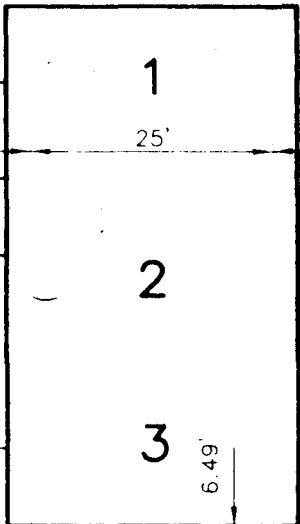


SEE GRADING AND DRAINAGE PLAN,
SHEET 3 of 10 FOR CONSTRUCTION
OF STORM SEWER.

~GRASS~

~GRASS~

FRONT
SETBACK
20'



~GRASS~

~GRASS~

~GRASS~

BACKUP AREA

DUMPSTER AREA

SEE WATER PLAN AND SEWER PLAN AND
PROFILE, SHEET 5 of 10 FOR CON-
STRUCTION OF SANITARY SEWER.

ACCEPTED *gmp* 9/26/95
SEE WATER PLAN AND SEWER PLAN
PROFILE, SHEET 5 of 10 FOR WATER
CONSTRUCTION. **MUST BE**
PLANNING
CANT'S
PROPERLY
LOCATED PER PERSEMENTS
AND PROPERTY

26.58'

S 89°30'09" E

199.41'

S 00°01'04"

1.40'