

FEE \$ 10.00
TCP \$ —0—

BLDG PERMIT NO. 52525

File #SPR-95-25

PLANNING CLEARANCE
(Single Family Residential and Accessory Structures)
Grand Junction Community Development Department

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 345 W. Kennedy #8 TAX SCHEDULE NO. 2945-104-14-011
SUBDIVISION Monument Heights SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1080
FILING _____ BLK _____ LOT _____ SQ. FT. OF EXISTING BLDG(S) 0
(1) OWNER Boyd L. Wheeler NO. OF DWELLING UNITS
BEFORE: 0 AFTER: _____ THIS CONSTRUCTION
(1) ADDRESS 478 TIBBO DR
NO. OF BLDGS ON PARCEL
(1) TELEPHONE 245-0129 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
(2) APPLICANT Darryl L. Hayden USE OF EXISTING BLDGS Vacant land
(2) ADDRESS 743 HORIZON CT ST 340 DESCRIPTION OF WORK AND INTENDED USE:
(2) TELEPHONE 241-7296 New Construction Townhomes

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 RMF-32 Maximum coverage of lot by structures _____
SETBACKS: Front _____ from property line (PL) Parking Req'mt _____
or _____ from center of ROW, whichever is greater
Side _____ from PL Rear _____ from PL Special Conditions NO C.O. until landscaping completed per approved plan. City needs to sign Certificate of Occupancy.
Maximum Height _____ CENS.T. 4 T.ZONE 10 ANN# _____

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 Darryl L. Hayden Date 6-13-95
Department Approval Marcia Radeaux Date 6-19-95

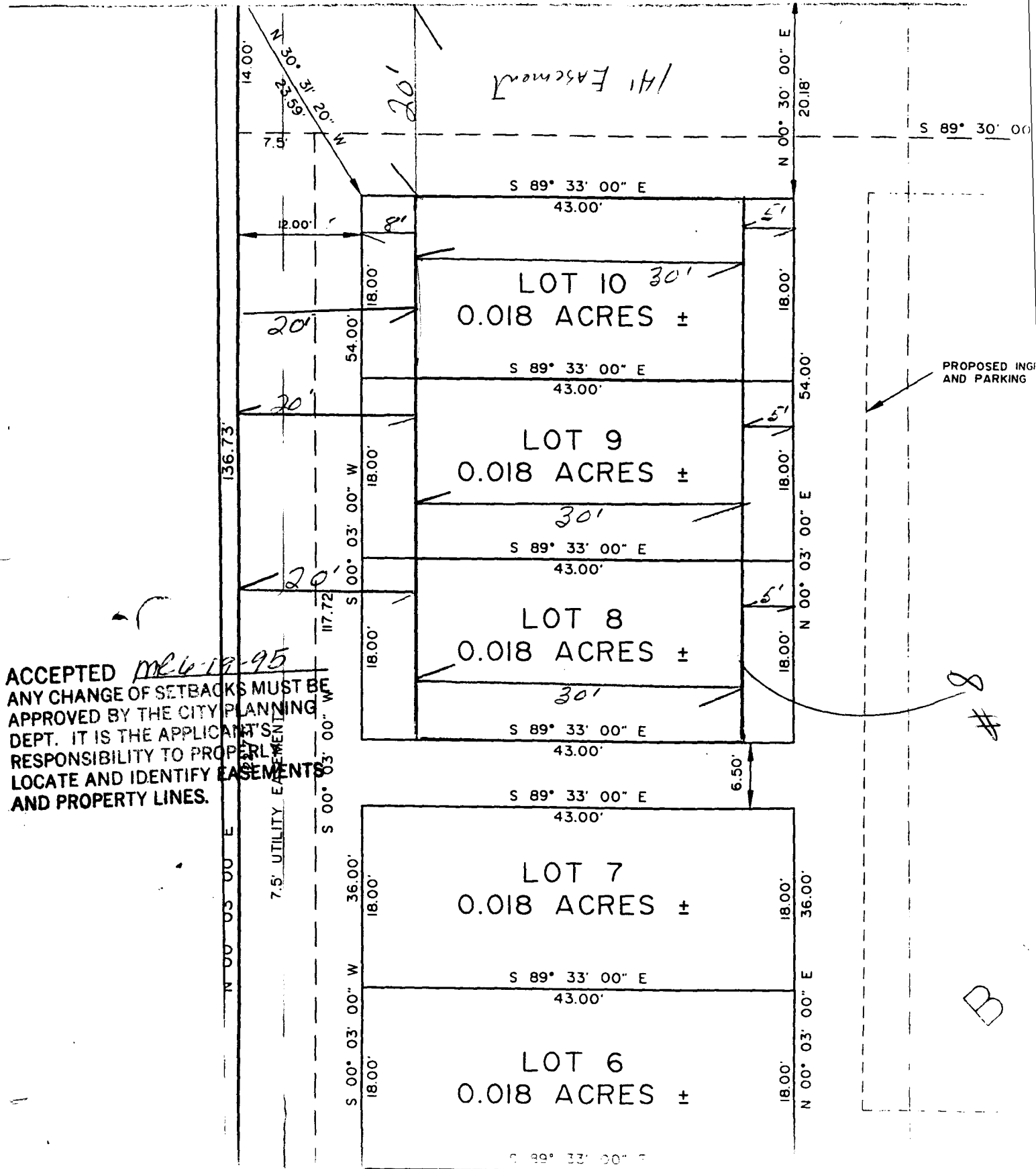
Additional water and/or sewer tap fee(s) are required: YES X NO _____ W/O No. 8397-Sewer PIF

Utility Accounting Jackie L. Berry Date 6/19/95

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)

345 W. KENNEDY AVE



ACCEPTED *ML 6-19-95*
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

PROPOSED INGRESS AND PARKING

8 #

B