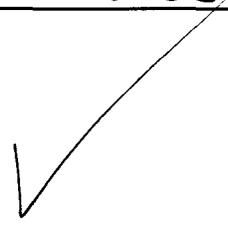


FEE \$	<u>10.00</u>
TCP \$	<u>— 0 —</u>

BLDG PERMIT NO. <u>52523</u>

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 #9 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: 1 THIS CONSTRUCTION

(1) ADDRESS 478 TIRAZ DR

(1) TELEPHONE 245-0129 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT Darryl L Hayden USE OF EXISTING BLDGS Vacant land

(2) ADDRESS 743 Horizon Dr Suite 340 DESCRIPTION OF WORK AND INTENDED USE: NEW

(2) TELEPHONE 241-7296 CONSTRUCTION SF Residence

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 City needs to sign Certificate of Occupancy. NO C.O. until landscaping is completed per approved plan.

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 Mary L Hayden Date 6-13-95

Department Approval Marcia Rabideaux Date 6-19-95

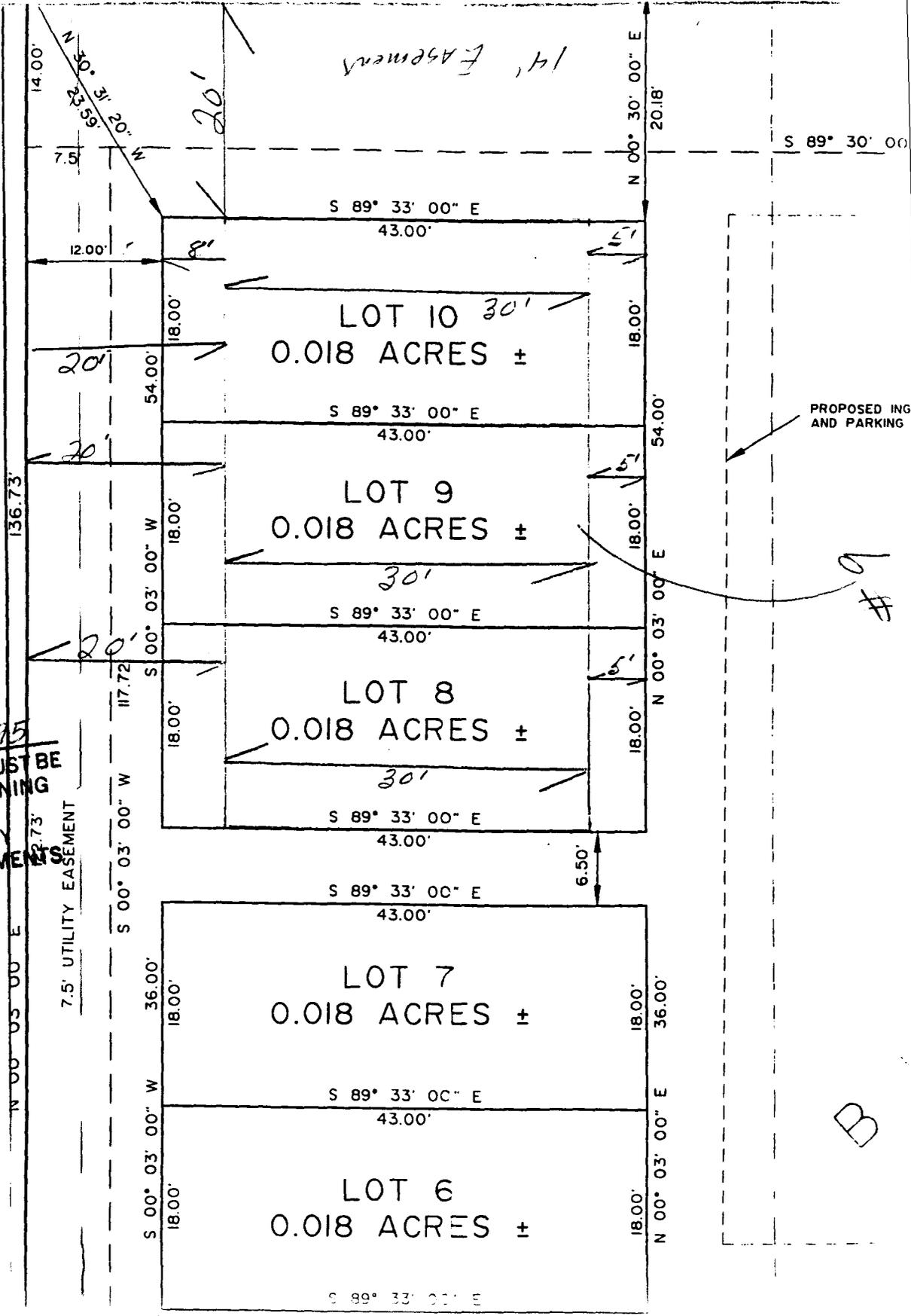
Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 8398 - S/F

Utility Accounting Mellie Joubert 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 *MR 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.