

FEE \$ 10.00  
TCP \$ -0-

BLDG PERMIT NO. 52524

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 #10 TAX SCHEDULE NO. prec 2945-104-14-011  
SUBDIVISION Monuments 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 Tiara 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 Suite 346 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 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 Darryl L Hayden Date 6/13/95

Department Approval Marcia Rabideaux Date 6-19-95

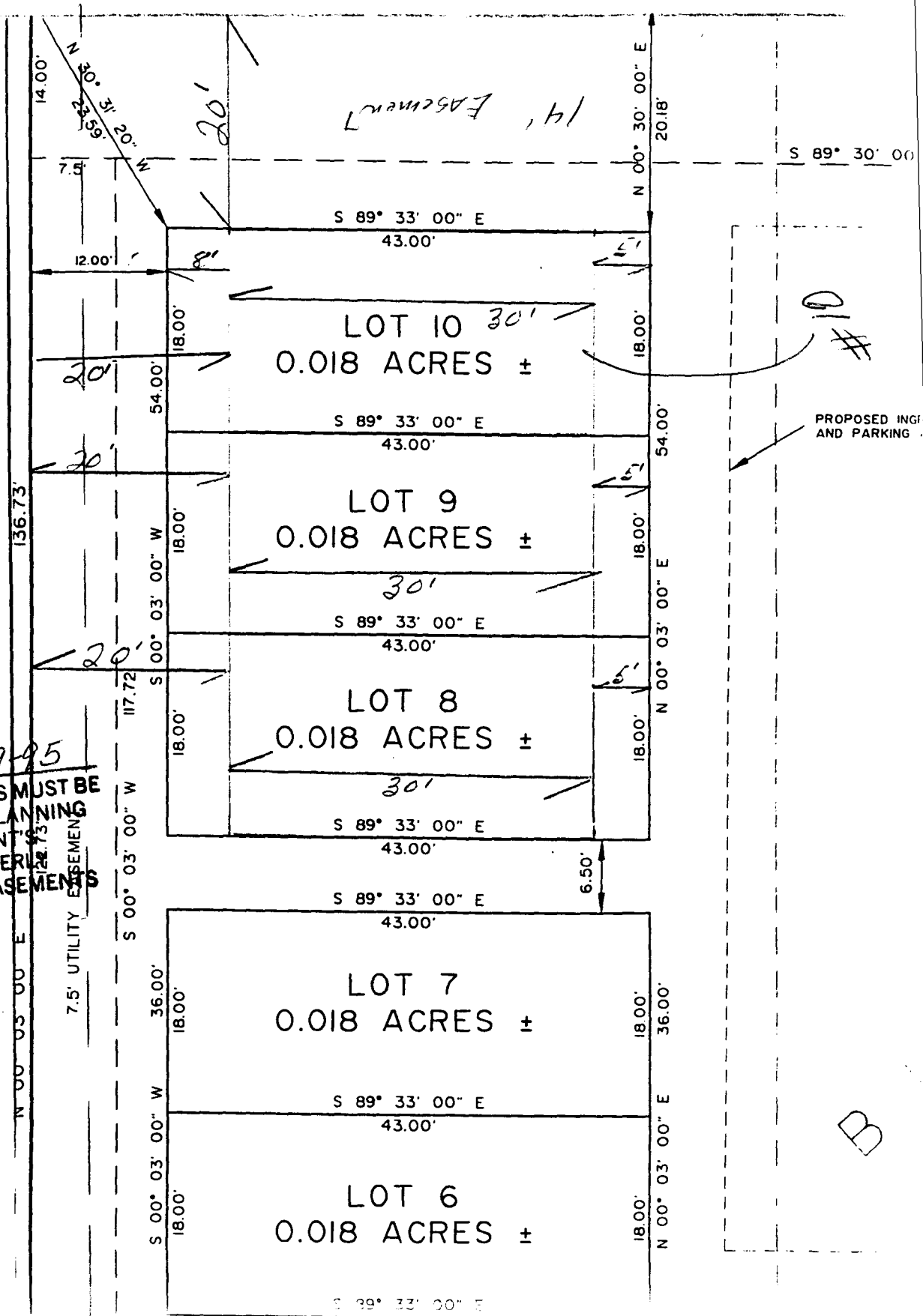
Additional water and/or sewer tap fee(s) are required: YES  NO \_\_\_\_\_ W/O No. S/F-8398

Utility Accounting Mellie Fowler 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.

7.5' UTILITY EASEMENT