

Town Homes (2)

Planning \$ 10.00	Drainage \$ -
TCP \$ 300.00	School Impact \$ 292.00

BLDG PERMIT NO. 74297
FILE # FP-1997-063

PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)
Grand Junction Community Development Department

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 345 W. KENNEDY
 SUBDIVISION MON HTS PATIO HOMES
 FILING _____ BLK _____ LOT _____

TAX SCHEDULE NO. 2445-104-3A-009(F)
 SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1341
 SQ. FT. OF EXISTING BLDG(S) _____

OWNER KOSCHENE/HAMPTON
 ADDRESS 126 29 ROAD
 TELEPHONE 970-243-4376

NO. OF DWELLING UNITS: BEFORE 1 AFTER 1
 CONSTRUCTION
 NO. OF BLDGS ON PARCEL: BEFORE _____ AFTER _____
 CONSTRUCTION
 USE OF ALL EXISTING BLDGS _____

APPLICANT DARYL HAMPTON
 ADDRESS 126 29 ROAD
 TELEPHONE 970-243-4376

DESCRIPTION OF WORK & INTENDED USE: _____
BUILD SINGLE FAMILY TOWNHOUSE
(ATTACHED)

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-32
 SETBACKS: FRONT: _____ from Property Line (PL) or _____ from center of ROW, whichever is greater
 SIDE: _____ from PL REAR: _____ from PL
 MAXIMUM HEIGHT 30'
 MAXIMUM COVERAGE OF LOT BY STRUCTURES 40%

LANDSCAPING/SCREENING REQUIRED: YES _____ NO _____
 PARKING REQUIREMENT: 2
 SPECIAL CONDITIONS: per building envelopes
 CENSUS TRACT 5 TRAFFIC ZONE 10 ANNX _____

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.

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 Daryl D Hampton
 Department Approval Mike Wagoner

Date _____
 Date 3/13/00

Additional water and/or sewer tap fee(s) are required:	<input checked="" type="radio"/> YES	<input type="radio"/> NO	W/O No. <u>12935</u>
Utility Accounting <u>J Adams</u>			Date <u>3-13-00</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)

Planning \$ 10.00	Drainage \$
TCP \$ 300.00	School Impact \$ 292.00

BLDG PERMIT NO.
FILE # FP-1997-063

PLANNING CLEARANCE

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

Grand Junction Community Development Department

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 345 W. KENNEDY
 SUBDIVISION MON HTS PATIO HOMES
 FILING 1 BLK 4 LOT 10

OWNER KOSCHENE/HAMPTON
 ADDRESS 126 29 ROAD
 TELEPHONE 970-243-4376

APPLICANT DARYL HAMPTON
 ADDRESS 126 29 ROAD
 TELEPHONE 970-243-4376

TAX SCHEDULE NO. 2945-104-34-010 (G)

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1161

SQ. FT OF EXISTING BLDG(S) _____

NO. OF DWELLING UNITS: BEFORE 0 AFTER 1
 CONSTRUCTION

NO. OF BLDGS ON PARCEL: BEFORE _____ AFTER _____
 CONSTRUCTION

USE OF ALL EXISTING BLDGS _____

DESCRIPTION OF WORK & INTENDED USE: _____

SINGLE FAMILY TOWNHOUSE
ATTACHED

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-32

LANDSCAPING/SCREENING REQUIRED: YES _____ NO _____

SETBACKS: FRONT: _____ from Property Line (PL) or _____ from center of ROW, whichever is greater
 SIDE: _____ from PL REAR: _____ from PL

PARKING REQUIREMENT: 2

MAXIMUM HEIGHT 36'

SPECIAL CONDITIONS: per building envelopes

MAXIMUM COVERAGE OF LOT BY STRUCTURES 60%

CENSUS TRACT 5 TRAFFIC ZONE 10 ANNEX _____

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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 Daryl D. Hampton

Date 3/10/00

Department Approval Mike Wagon

Date 3/13/00

Additional water and/or sewer tap fee(s) are required:	<input checked="" type="radio"/> YES	<input type="radio"/> NO	W/O No. <u>12936</u>
Utility Accounting <u>Adams</u>			Date <u>3-13-00</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)

