

| | |
|--------------------------|---------------------------|
| Planning \$ <u>10.00</u> | Drainage \$ <u>—</u> |
| TCP \$ <u>—</u> | School Impact \$ <u>—</u> |

| |
|------------------------------|
| BLDG PERMIT NO. <u>78510</u> |
| FILE # |

PLANNING CLEARANCE *Single-family*
(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 (G)
 OWNER LELLA A. DAVIS
 ADDRESS 345 W. KENNEDY #7
 TELEPHONE 970-241-3695
 APPLICANT DARYL HAMPTON HAMPTON CONST LIC# 2010221
 ADDRESS 126 29 Rd, 65. Co 81503
 TELEPHONE 970-243-4376

TAX SCHEDULE NO. 2945-104-34-010(#7)
 SQ. FT. OF PROPOSED BLDG(S)/ADDITION 240
 SQ. FT OF EXISTING BLDG(S) 1161
 NO. OF DWELLING UNITS: BEFORE 1 AFTER 1
 CONSTRUCTION
 NO. OF BLDGS ON PARCEL: BEFORE — AFTER —
 CONSTRUCTION
 USE OF ALL EXISTING BLDGS residences
 DESCRIPTION OF WORK & INTENDED USE:
12' W X 20' CARPORT - next to existing

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-16 ~~RMF-32~~
 SETBACKS: FRONT: 20 from Property Line (PL) or from center of ROW, whichever is greater
 SIDE: 5 from PL REAR: 10 from PL
 MAXIMUM HEIGHT 40'
 MAXIMUM COVERAGE OF LOT BY STRUCTURES 75%

LANDSCAPING/SCREENING REQUIRED: YES — NO X
 PARKING REQUIREMENT: no change
 SPECIAL CONDITIONS: located on existing interim paving.
 CENSUS TRACT 4 TRAFFIC ZONE 10 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 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 Date 1/30/01
 Department Approval Ronnie Edwards Date 1-30-01

| | | | |
|--|-----|--|---------------------|
| Additional water and/or sewer tap fee(s) are required: | YES | NO <input checked="" type="checkbox"/> | W/O No. <u>—</u> |
| Utility Accounting <u>Walt</u> | | | Date <u>1/30/01</u> |

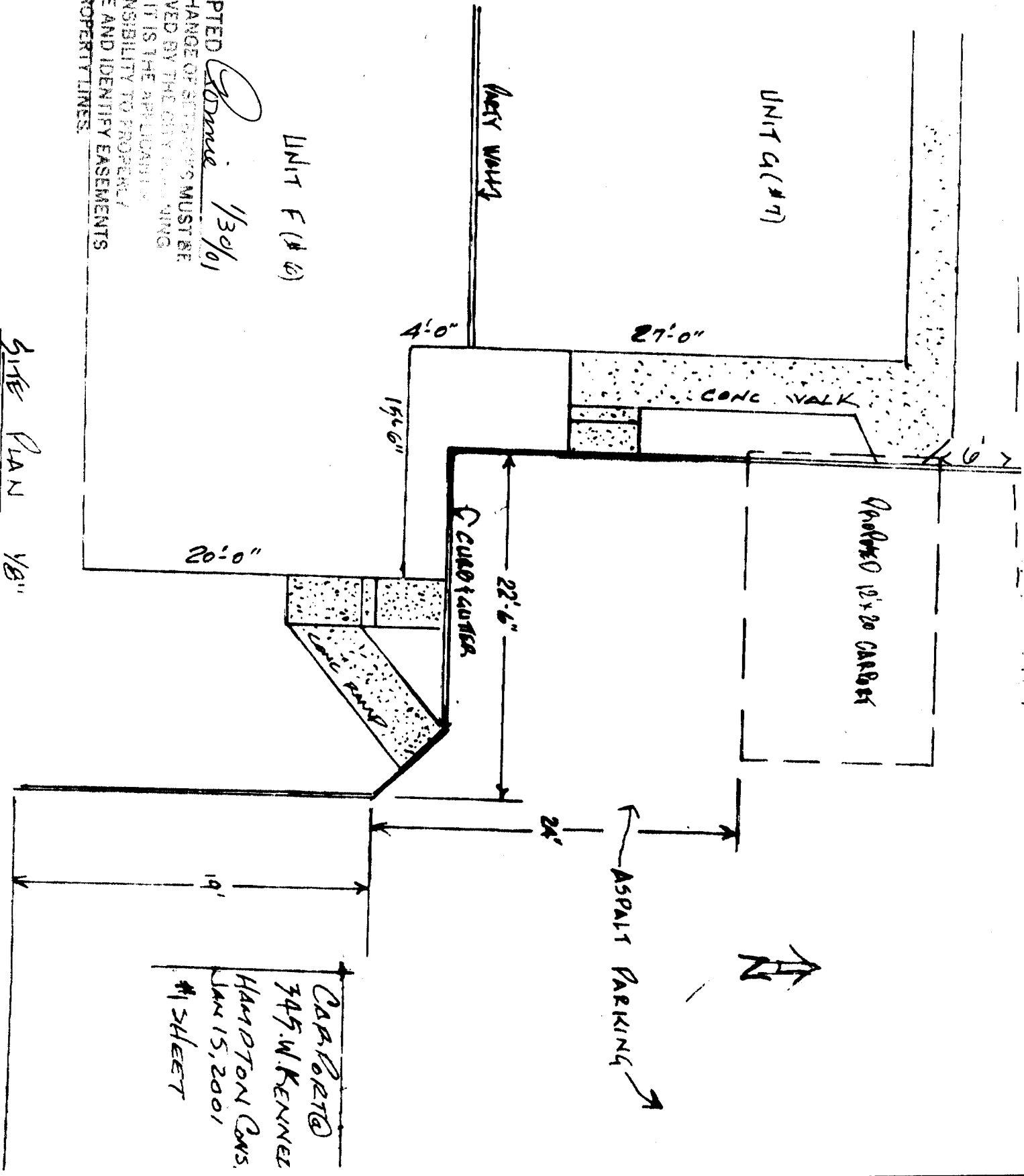
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning and Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

ACCEPTED
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.

Romero 1/30/01

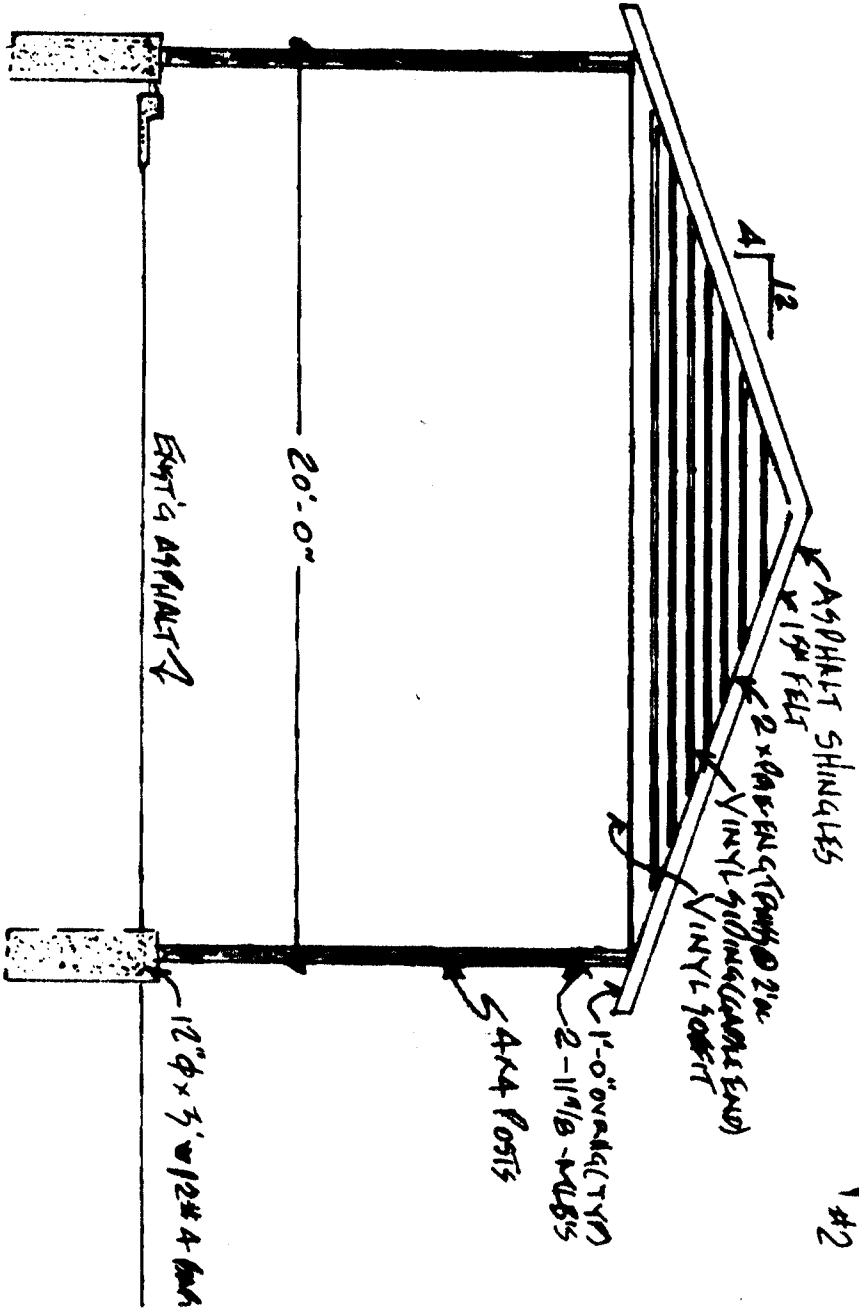
UNIT F (A-C)



SITE PLAN 1/8"

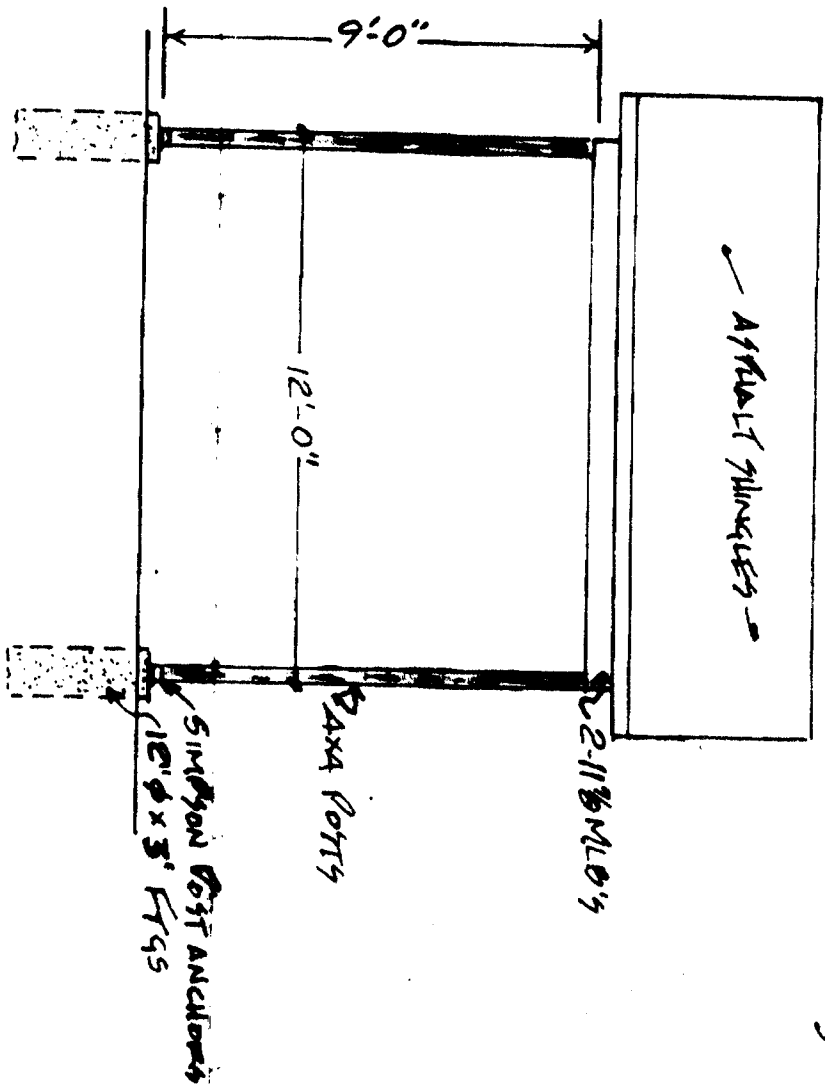
CARPORT
345 W. KENNEL
HARDTON CARS
JAN 15, 2001
#1 SHEET

CARROLL
 JEFFREY KENNEDY
 HAMPTON CONST
 JAN 15, 2001
 #2



SOUTH ELEVATION 1/4"

CHARPOT (G)
SAS W. KENNEDY 07
HAMPTON COURT
JAN 15, 2001
#3



NEST ELEVATION 1/4"

S89°30'00"E 199.21

TRACT B
OPEN SPACE

TRACT B
OPEN SPACE

10

9

8

MONUMENT RIGHTS TOWNHOMES SUBDIVISION

TRACT A
OPEN SPACE

1

2

3

S89°33'00"E 55.00

S89°33'00"E 55.00

7.5
12.00

43.00'

AREA
1161
SQ.FT.

2945-104-34-010

N89°33'00"W 43.00

AREA
1341
SQ.FT.

2945-104-34-009

27.00
27.00
31.00
4.00
N00°03'00"E

S89°33'00"E

15.50

20.00
23.00
N00°03'00"E

58.50 5.00

27.00
27.00
31.00
4.00
N00°03'00"E

43.00

AREA
1161
SQ.FT.

4

S89°33'00"E 43.00

AREA
1341
SQ.FT.

5

S89°32'55"E

16.00

20.00
25.00
N00°03'00"E

5.00

59.00

N00°03'00"E 80.73

N00°03'00"E 80.56

7.5 Utility Easement

7.5 Utility Easement

TRACT C
OPEN SPACE

TRACT C
OPEN SPACE

S89°32'55"E 57.70

18' Drainage and Utility easement/OPEN SPACE

5517 SQ. FT.

0.13 AC

18.00

18.00

74.00

74.00

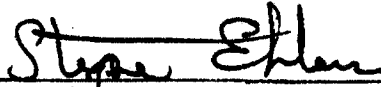
MONUMENT HEIGHTS PATIO HOMES
345 W. Kennedy
Grand Junction, CO

TO:

City of Grand Junction

Re: Carport at 345 W. Kennedy, #7 (G)

The proposed single car carport, to be built by Hampton Construction, for unit #7 (G) is acceptable to the Monument Heights Patio Homes Homeowner's Association. The carport will be built in line and similar to the existing carport for units 8, 9, and 10.



Steve Ehlers, MHPH, HOA

30 Jan 2001

DATE