

Planning \$ <u>10.00</u>	Drainage \$ <u>0</u>
TCP \$ <u>300.00</u>	School Impact \$ <u>292.00</u>

(A) (B)

BLDG PERMIT NO. <u>89420</u>
FILE # <u>SPR-95-25</u>

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 Ave #1 TAX SCHEDULE NO. 2945-104-33-001

SUBDIVISION Monument High Tech Towers SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1116 #

FILING _____ BLK _____ LOT 1 SQ. FT OF EXISTING BLDG(S) 0

OWNER Koos Const. Inc NO. OF DWELLING UNITS: BEFORE 0 AFTER 1

ADDRESS 2050 W. 1st St CONSTRUCTION

TELEPHONE 242-8779 334-3400 cell NO. OF BLDGS ON PARCEL: BEFORE _____ AFTER _____

APPLICANT Koos Const Inc USE OF ALL EXISTING BLDGS _____

ADDRESS Same DESCRIPTION OF WORK & INTENDED USE: _____

TELEPHONE Same New Residence / no garage

✓ 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 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: _____

MAXIMUM HEIGHT _____ SPECIAL CONDITIONS: _____

MAXIMUM COVERAGE OF LOT BY STRUCTURES _____ CENSUS TRACT _____ TRAFFIC ZONE _____ 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 [Signature] Date 5-21-03

Department Approval [Signature] Date 5/21/03

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>6087</u>
Utility Accounting <u>[Signature]</u>			Date <u>5/21/03</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning and Development Code)

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

5/21/03
 C. Faye Gibson
 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.

FOUND THIS SURVEY,
 NO. 5 REBAR

199.20'

83.22'

199.20'

S 89° 33' 00" E
 14.43'

N 00° 30' 00" E
 20.10'

18.00'

18.00'

18.00'

18.00'

S 00° 02' 58" W
 91.00'

"A"

LOT 1
 0.018 ACRES ±

S 89° 33' 00" E
 43.00'

"B"

LOT 2
 0.018 ACRES ±

S 89° 33' 00" E
 43.00'

"C"

LOT 3
 0.018 ACRES ±

S 89° 33' 00" E
 43.00'

"D"

LOT 4
 0.018 ACRES ±

S 89° 33' 00" E
 43.00'

N 31° 02' 56" E
 23.30'

14.00'

12.00'

54.00'

N 00° 03' 00" E
 54.00'

18.00'

8.00'

122.56'

SEMENT (PLAT BOOK 9, PAGE 114)
 MERGE WITH TRACT B OPEN SPACE

122.63'

136.56'

5' 00" W

U R

200.50'

200.50'

6.50'

12'

12'

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