

Planning \$ 10.00	Drainage \$ 0
TCP \$ 300.00	School Impact \$ 292.00

(b)

BLDG PERMIT NO. 89422
FILE # SPR-95-25

**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. Kennaly Ave #2 TAX SCHEDULE NO. 2945-104-33-002  
SUBDIVISION monument High Towers SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1116 sq ft  
FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT 2 SQ. FT OF EXISTING BLDG(S) 0  
OWNER Koos Const Inc NO. OF DWELLING UNITS: BEFORE 0 AFTER 1  
CONSTRUCTION  
ADDRESS 2050 Wrangler Ct NO. OF BLDGS ON PARCEL: BEFORE \_\_\_\_\_ AFTER \_\_\_\_\_  
CONSTRUCTION  
TELEPHONE 242-8779 USE OF ALL EXISTING BLDGS \_\_\_\_\_  
APPLICANT Koos Const Inc DESCRIPTION OF WORK & INTENDED USE: \_\_\_\_\_  
ADDRESS Same New Residence - no  
TELEPHONE Same 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: \_\_\_\_\_  
SPECIAL CONDITIONS: \_\_\_\_\_  
MAXIMUM HEIGHT \_\_\_\_\_  
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>16088</u>
Utility Accounting	<u>[Signature]</u>		Date <u>5/21/03</u>

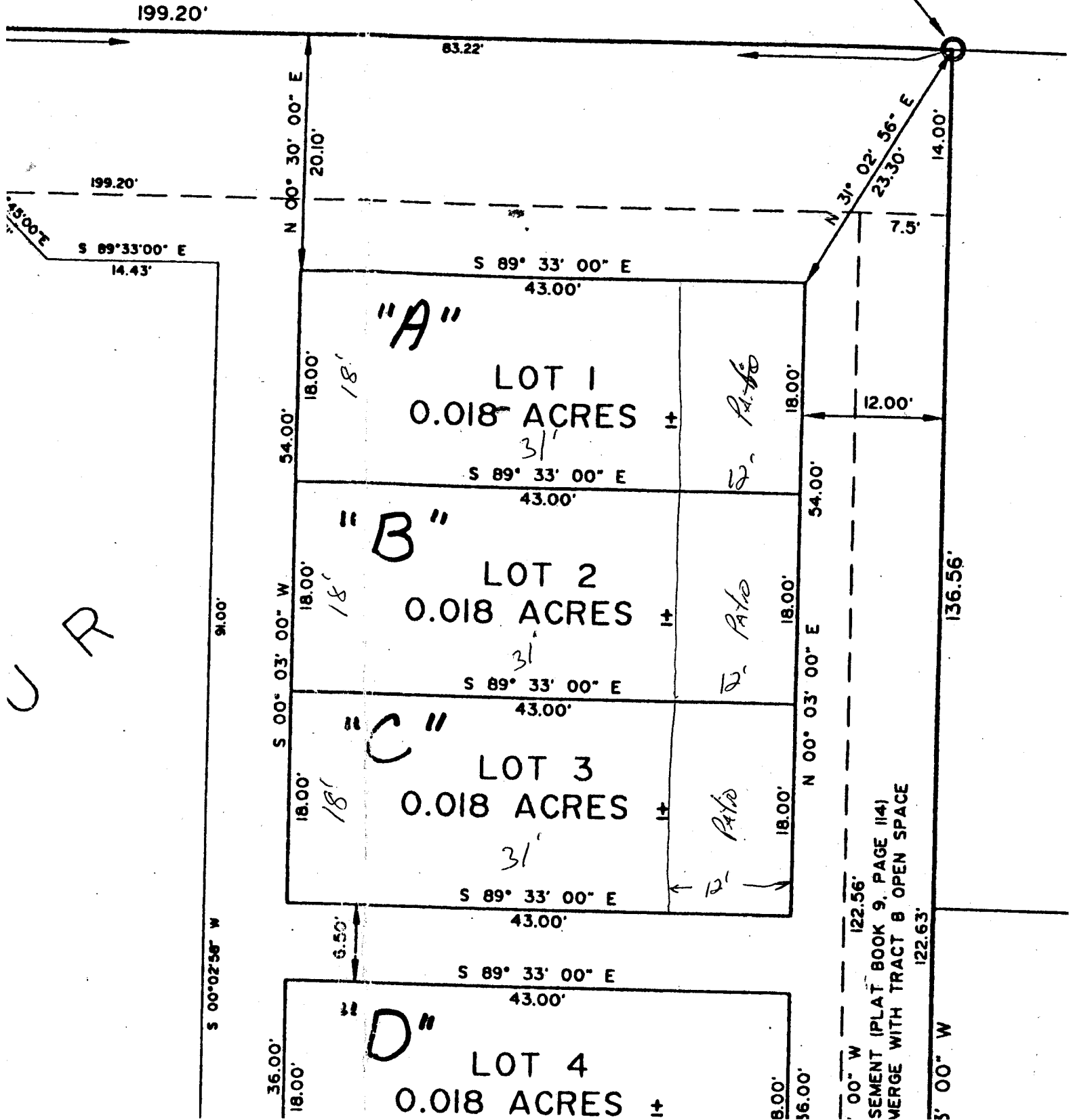
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning and Development Code)  
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

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.

5/21/03  
C. Taylor Gibson

FOUND THIS SURVEY,  
NO. 5 REBAR

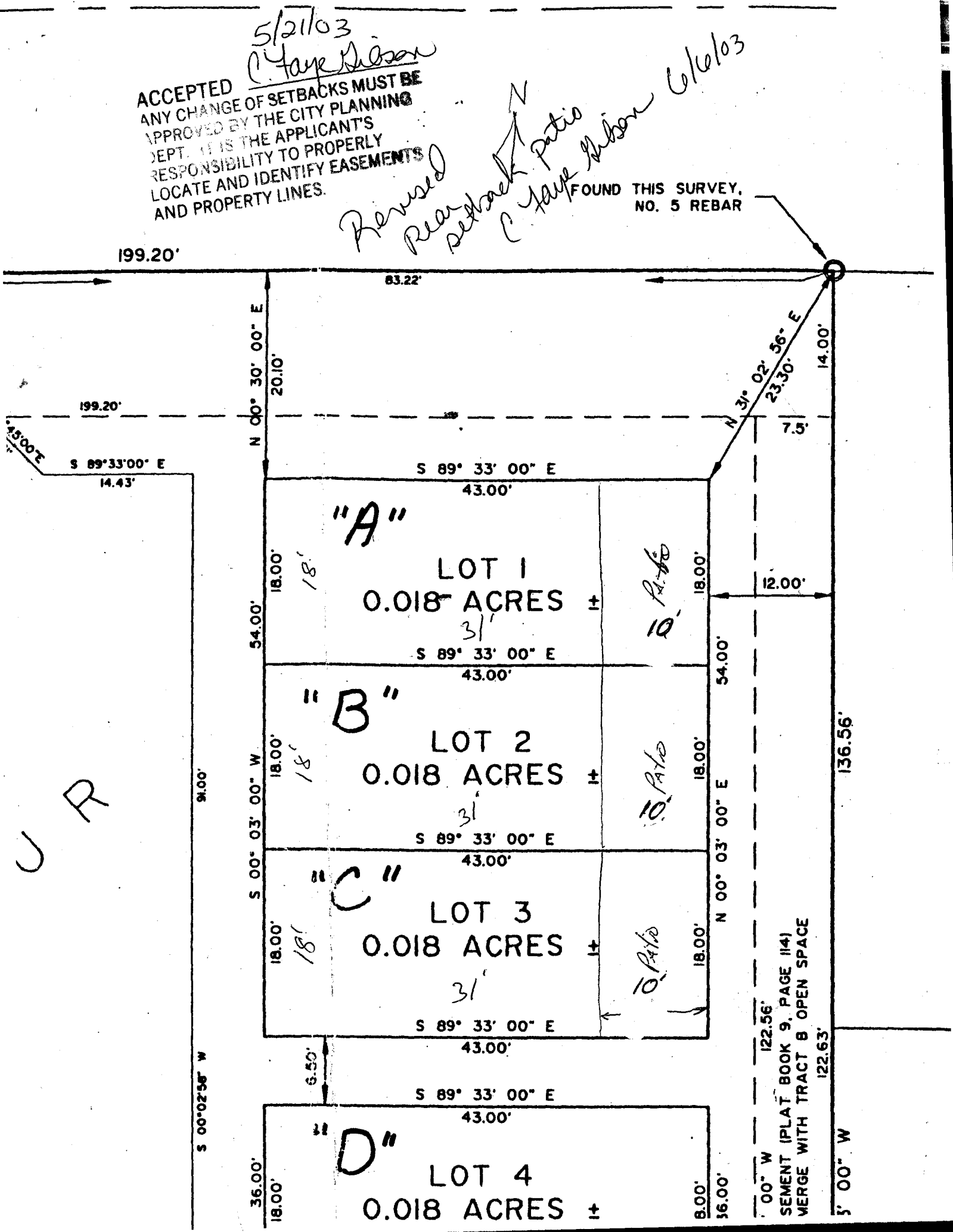


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5/21/03  
 C. Faye Gibson

Revised  
 Rearback patio  
 C. Faye Gibson 6/6/03

FOUND THIS SURVEY,  
 NO. 5 REBAR



U R

00' W 122.56'  
 SEMENT (PLAT BOOK 9, PAGE 114)  
 MERGE WITH TRACT B OPEN SPACE

3' 00" W