

FEE \$	10.00
TCP \$	300.00
SIF \$	292.00

**PLANNING CLEARANCE**  
 (Single Family Residential and Accessory Structures)  
**Community Development Department**

BLDG PERMIT NO. 91399



Building Address 345 W. Kennedy Ave #12 No. of Existing Bldgs 0 Proposed 1  
 Parcel No. 2945-104-33-012 #12 Sq. Ft. of Existing Bldgs 0 Proposed 1  
 Subdivision Monument Townhomes Sq. Ft. of Lot / Parcel #12 1341  
 Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot 12 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) \_\_\_\_\_

**OWNER INFORMATION:**

Name Koos Const Inc  
 Address 2050 Wrangler Ct  
 City / State / Zip G.J. CO 81503

**DESCRIPTION OF WORK & INTENDED USE:**

- New Single Family Home (\*check type below)
- Interior Remodel  Addition
- Other (please specify): \_\_\_\_\_

**APPLICANT INFORMATION:**

Name Koos Const Inc  
 Address 2050 Wrangler Ct  
 City / State / Zip G.J. CO 81503  
 Telephone 242-8779

**\*TYPE OF HOME PROPOSED:**

- Site Built  Manufactured Home (UBC)
- Manufactured Home (HUD)
- Other (please specify): \_\_\_\_\_

NOTES: \_\_\_\_\_

**REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, driveway location & width & all easements & rights-of-way which abut the parcel.**

<b>THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF</b>	
ZONE <u>BmF-16</u>	Maximum coverage of lot by structures _____
SETBACKS: Front _____ from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
Side _____ from PL Rear _____ from PL	Parking Requirement <u>2</u>
Maximum Height of Structure(s) <u>per Bldg envelope</u>	Special Conditions _____
Voting District <u>B</u>	Driveway Location Approval _____ (Engineer's Initials)

Modifications to this Planning Clearance must be approved, in writing, by 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, if applicable, 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 [Signature] Date 9.22.03

Department Approval [Signature] Date 9/22/03

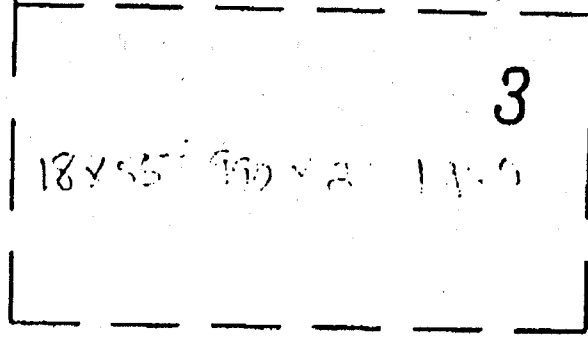
Additional water and/or sewer tap fee(s) are required:	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	W/O No. <u>16582</u>
Utility Accounting <u>[Signature]</u>	Date <u>9/22/03</u>	

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

INDIVIDUAL PROPERTY LINES.  
**HOMES SUBDIVISION**

E

22



N00°03'00" E

S89°33'00" E 55.00

43.00

4.5 7.5  
12.00

AREA  
1161  
SQ. FT. 11

S89°33'00" E 43.00

AREA  
1341  
SQ. FT. 12

S89°32'55" E

N00°03'00" E

25.00  
20.00

16.00

N00°03'00" E 31.00

27.00

4.00

N00°03'00" E

24.00

74.00

7.5 Utility Easement

5.00

59.00

70

TRACT C  
 OPEN SPACE  
 5517 SQ. FT.  
 0.13 AC.

9/22/03

ment/OPEN SPACE

ACCEPTED *Chay Gibson*  
 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.