

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

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

BLDG PERMIT NO. 91400



Building Address 345 W. Kennedy Ave #11
 Parcel No. 2945-104-33-011
 Subdivision Monument Townhomes
 Filing _____ Block _____ Lot 11

No. of Existing Bldgs 0 Proposed 1
 Sq. Ft. of Existing Bldgs 0 Proposed 1161
 Sq. Ft. of Lot / Parcel 11 1161
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) _____

OWNER INFORMATION:

Name Koos Const. Inc
 Address 2050 W. Wagoner St
 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 W. Wagoner St
 City / State / Zip G.J. CO 81503
 Telephone 242-8779 / 234-3400

***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.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE BMF-16 Maximum coverage of lot by structures _____
 SETBACKS: Front _____ from property line (PL) Permanent Foundation Required: YES X NO _____
 Side _____ from PL Rear Blk from PL Parking Requirement 2
 Maximum Height of Structure(s) Blk Special Conditions _____
 Voting District B 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).

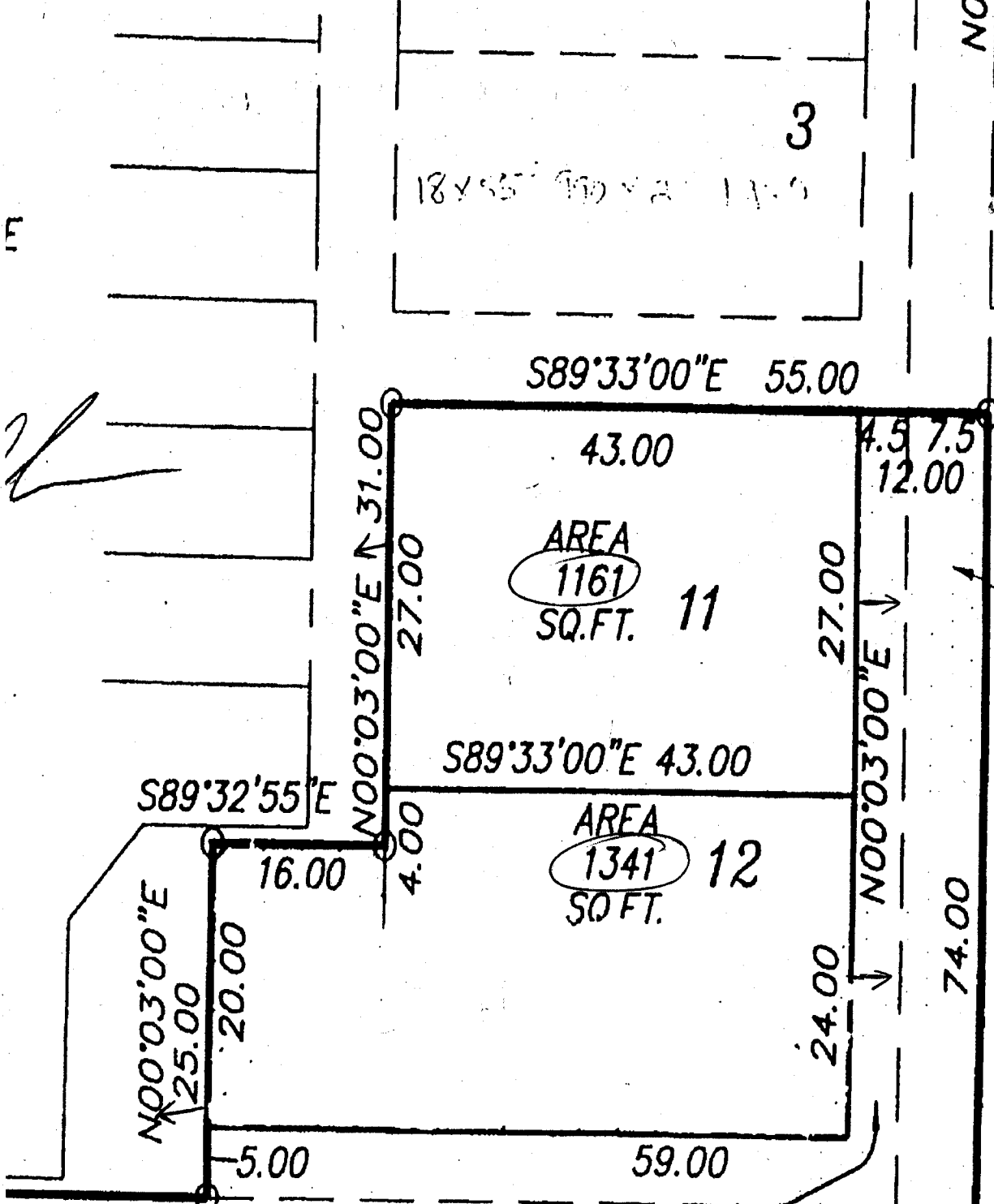
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature [Signature] Date 9-22-03
 Department Approval [Signature] Date _____

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 11583
 Utility Accounting [Signature] Date 9/22/03

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



N00°03'00"E 74.00
7.5 Utility Easement

70
TRACT C
OPEN SPACE
5517 SQ. FT.
0.13 AC.

9/22/03
ACCEPTED *Clayton*
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.