

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

BLDG PERMIT NO.
FILE #

## 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 TAX SCHEDULE NO. 2945-104-33-005

SUBDIVISION Monument Heights Townhomes SQ. FT. OF PROPOSED BLDG(S)/ADDITION CARPORT 1080#

FILING \_\_\_\_\_ BLK 4 LOT \_\_\_\_\_ SQ. FT OF EXISTING BLDG(S) \_\_\_\_\_

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

ADDRESS 2050 Wrangler St CONSTRUCTION \_\_\_\_\_

TELEPHONE 242-8779 NO. OF BLDGS ON PARCEL: BEFORE 0 AFTER 0

CONSTRUCTION \_\_\_\_\_

APPLICANT Koos Const Inc USE OF ALL EXISTING BLDGS CARPORT / Free standing

ADDRESS 2050 Wrangler St DESCRIPTION OF WORK & INTENDED USE: \_\_\_\_\_

TELEPHONE 242-8779 CARPORT

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-110 LANDSCAPING/SCREENING REQUIRED: YES \_\_\_\_\_ NO X

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 \_\_\_\_\_ Date 11-10-03

Department Approval C. Jay Hall per KP Date 11/12/03

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No. <u>No charges</u>
Utility Accounting	<u>CMarrillaga</u>		Date <u>11/12/03</u>

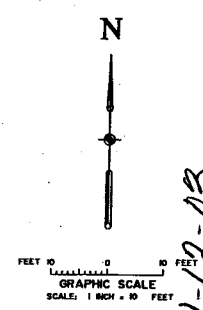
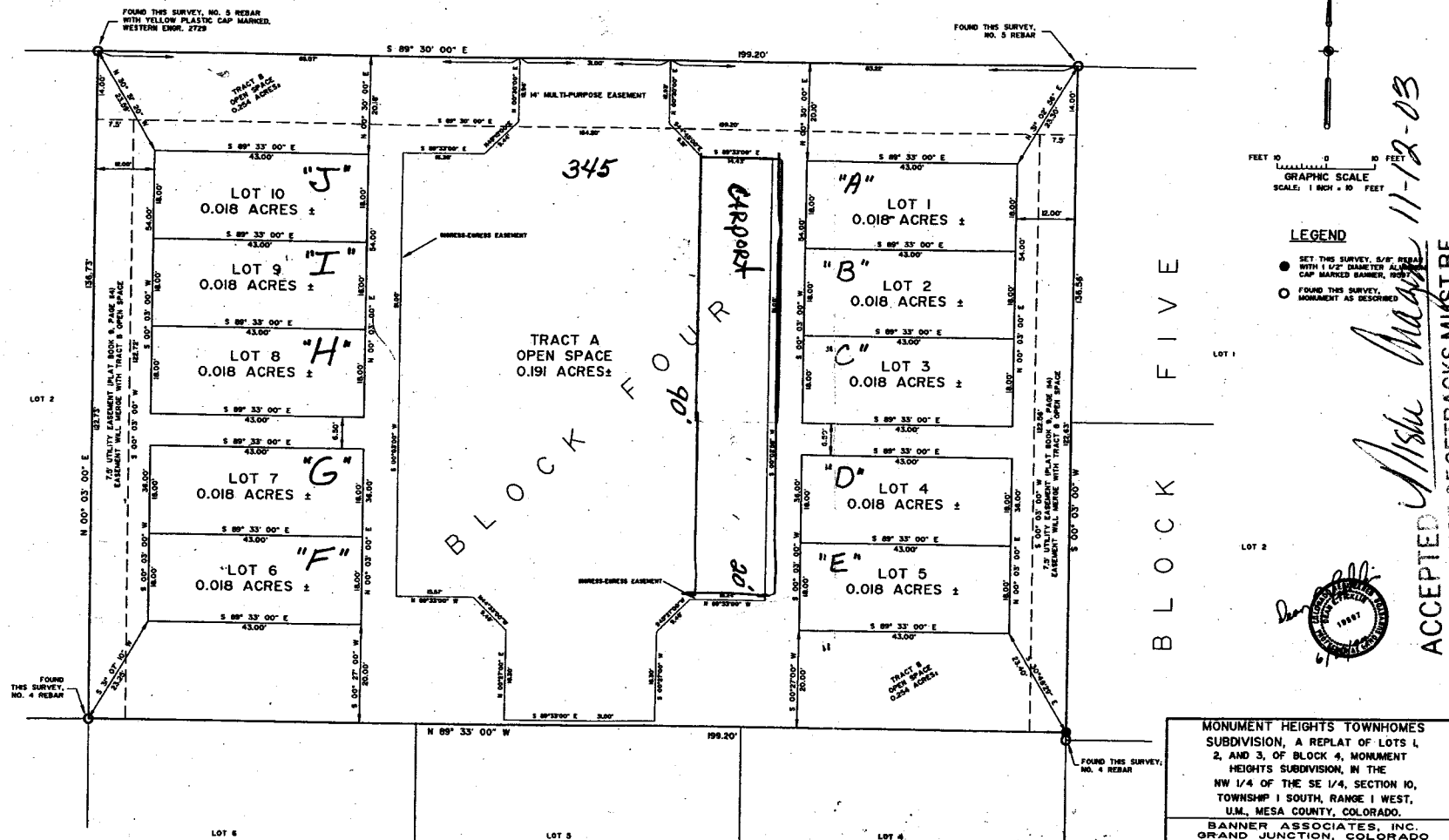
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning and Development Code)

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

MONUMENT HEIGHTS TOWNHOMES SUBDIVISION, A REPLAT OF LOTS 1, 2, AND 3, OF BLOCK 4, MONUMENT HEIGHTS SUBDIVISION, IN THE NW 1/4 OF THE SE 1/4 OF THE SE 1/4, SECTION 10, T.1 S., R.1 W., UTE MERIDIAN, MESA COUNTY COLORADO

WEST KENNEDY AVENUE

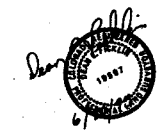
50' RIGHT-OF-WAY



LEGEND

- SET THIS SURVEY 6/8" REBAR WITH 1/2" DIAMETER ALUMINUM CAP MARKED BANNER, 1997
- FOUND THIS SURVEY MONUMENT AS DESCRIBED

*Alisa Maguire 11-12-03*



ACCEPTED FOR THE CITY PLANNING DEPT. BY THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES

MONUMENT HEIGHTS TOWNHOMES SUBDIVISION, A REPLAT OF LOTS 1, 2, AND 3, OF BLOCK 4, MONUMENT HEIGHTS SUBDIVISION, IN THE NW 1/4 OF THE SE 1/4, SECTION 10, TOWNSHIP 1 SOUTH, RANGE 1 WEST, U.M., MESA COUNTY, COLORADO.  
 BANNER ASSOCIATES, INC. GRAND JUNCTION, COLORADO  
 SCALE: 1" = 10' JOB NO: 6305-03 DATE: 6-20-95 SHEET NO: 2 of 2

RP-95-95  
 SPR-95-25

"95"