

FEE \$	10 <sup>00</sup>
TCP \$	500 <sup>00</sup>

BLDG PERMIT NO. 54464

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

*PC*

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 1546 CRESTVIEW CT. TAX SCHEDULE NO. 2945-013-07-018  
 SUBDIVISION CRESTVIEW SQ. FT. OF PROPOSED BLDG(S)/ADDITION 3160  
 FILING \_\_\_\_\_ BLK — LOT 6 SQ. FT. OF EXISTING BLDG(S) N/A  
 (1) OWNER KENT C. EVANS NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 2303 E ROAD NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (1) TELEPHONE 245-1864 USE OF EXISTING BLDGS RESIDENTIAL Single Family  
 (2) APPLICANT KEYSTONE Custom Bldrs DESCRIPTION OF WORK AND INTENDED USE: \_\_\_\_\_  
 (2) ADDRESS P.O. Box 1807 NEW CONSTRUCTION - S/F  
 (2) TELEPHONE 243-9428

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

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE PR 8 Maximum coverage of lot by structures \_\_\_\_\_  
 SETBACKS: Front 15' ~~35'~~ from property line (PL) Parking Req'mt \_\_\_\_\_  
 or \_\_\_\_\_ from center of ROW, whichever is greater Special Conditions \_\_\_\_\_  
 Side 0' from PL Rear 35' 10' from PL \_\_\_\_\_  
 Maximum Height 12' between structures CENS.T. 10' T.ZONE 31 ANN# \_\_\_\_\_

Modifications to this Planning Clearance must be approved, in writing, by the Director of 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 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).

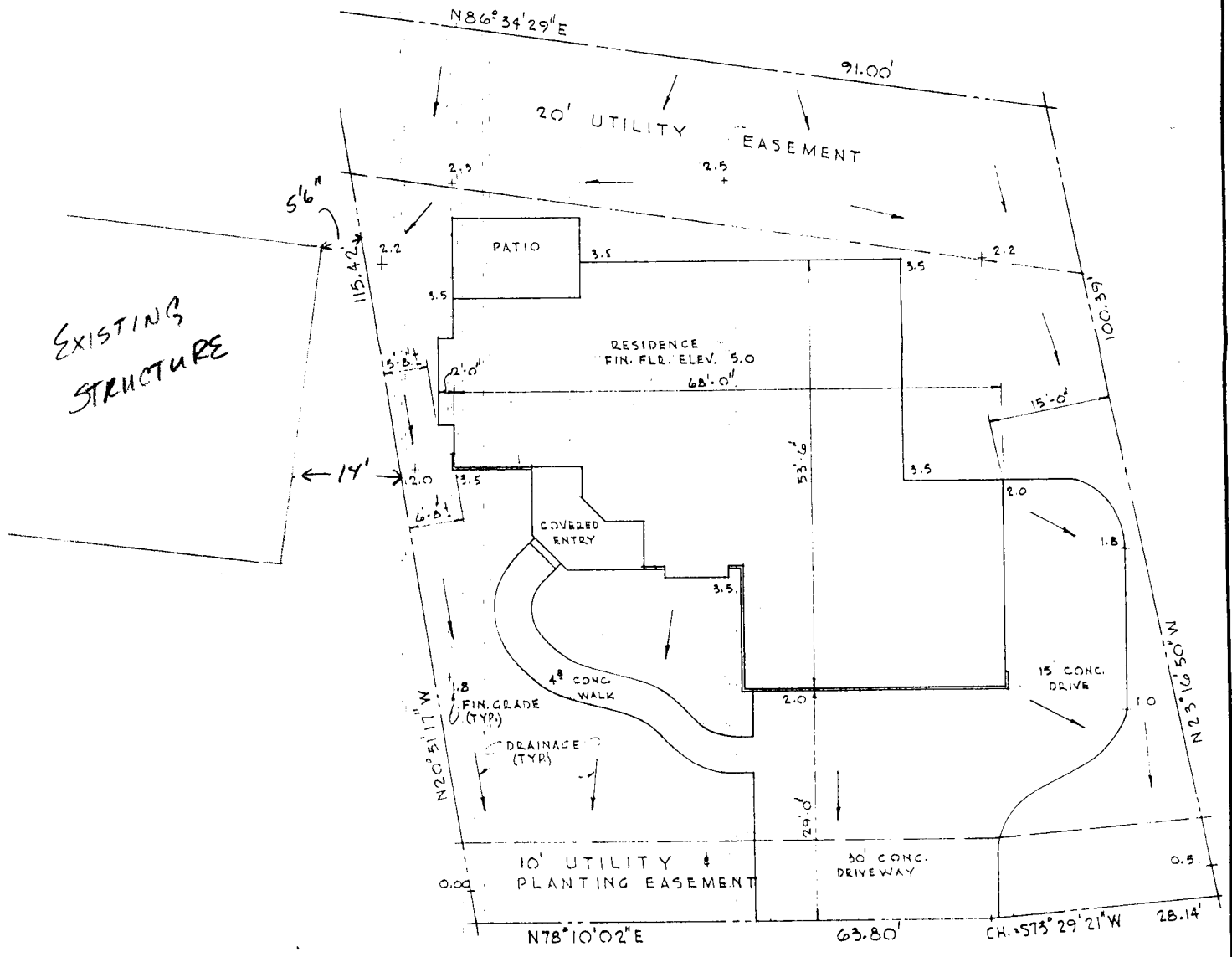
Applicant Signature Suzanne R. Phyllis Date 12/14/95  
 Department Approval Donnie Edwards Date 12-14-95

Additional water and/or sewer tap fee(s) are required: YES  NO \_\_\_\_\_ W/O No. 8827-S/F  
 Utility Accounting Millie Fowler Date 12-14-95

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

ACCEPTED *Ronnie* 12/14/95  
 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.



EXISTING STRUCTURE

1546 CRESTVIEW COURT

PLOT PLAN  
 SCALE: 1" = 10'-0"



RESIDENCE FOR:	
KEYSTONE CUSTOM BLDGS.	COLORADO
GRAND JUNCTION	PLOT PLAN
DWG. NO.:	