

FEE \$ 10⁻
 TCP \$ 55³⁶

BLDG PERMIT NO. 55047

PC
TOP

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 628 Grandview Dr. TAX SCHEDULE NO. 2943-063-15-001
 SUBDIVISION Grandview SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1600
 FILING 1 BLK 4 LOT 1 SQ. FT. OF EXISTING BLDG(S) 0
 (1) OWNER Monument Homes NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 759 Horizon
 (1) TELEPHONE 243 4890 NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT Monument USE OF EXISTING BLDGS None
 (2) ADDRESS 759 Horizon DESCRIPTION OF WORK AND INTENDED USE: _____
 (2) TELEPHONE 243 4890 New Residence

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 RSE-5 Maximum coverage of lot by structures 35%
 SETBACKS: Front 20' from property line (PL) or 45' from center of ROW, whichever is greater Parking Req't 2
 Side 5' from PL Rear 25' from PL Special Conditions _____
 Maximum Height 32' CENS.T. 10 T.ZONE 22 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 [Signature] Date 2-9-96
 Department Approval Marcia Rabideaux Date 2-12-96

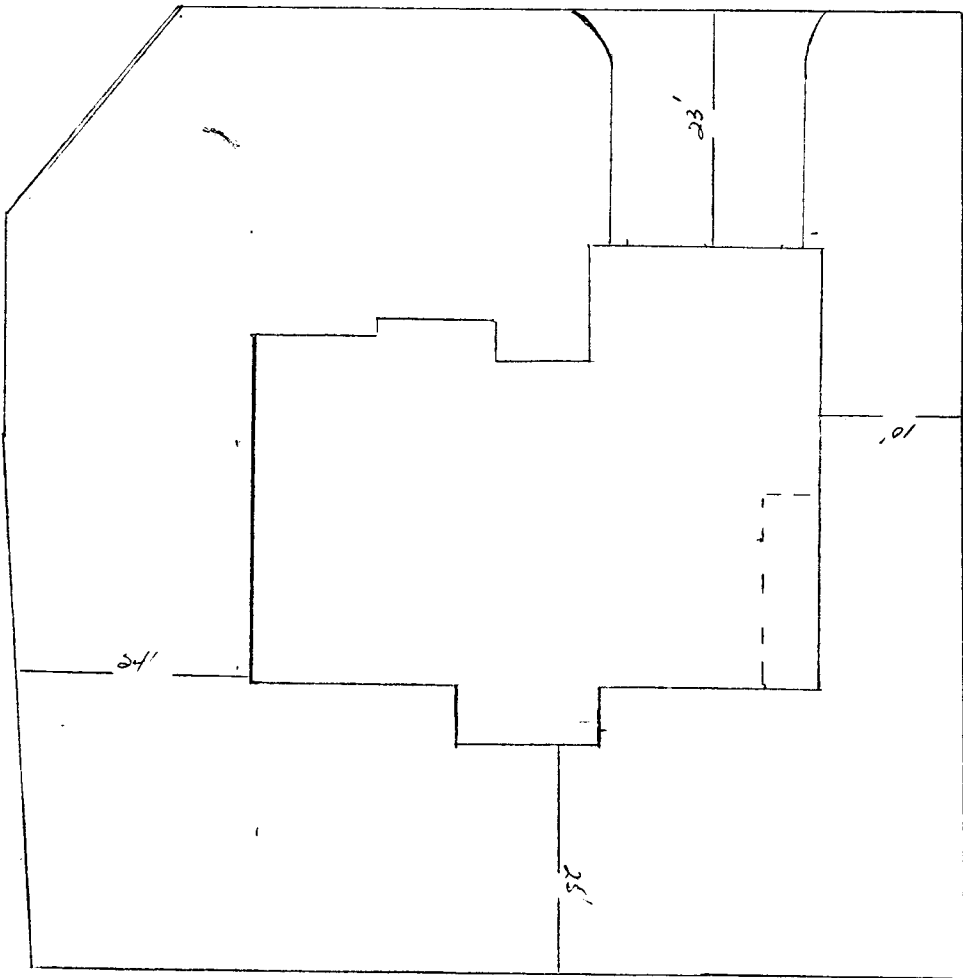
Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 8936
 Utility Accounting Chadron Date 2-12-96

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 MC-2-12-96
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.

628 GRANDVIEW DR
STREET?



APPROXIMATE
STREETS

KOT, Block 4
Grandview Ave

Grandview Sub

628 Grandview Drive

DRIVEWAY
LOCATION OK
J. [Signature] 2-9-96