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|------------------------|
| FEE \$10 ⁰⁰ |
| TCP \$ 0 |

BLDG PERMIT NO. 58539

PLANNING CLEARANCE

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

Schedule Impact Fee
 \$292⁰⁰

Schump

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 640 GRANDVIEW DR TAX SCHEDULE NO. 2943-063-18-009
 SUBDIVISION GRANDVIEW SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1750
 FILING 2 BLK 2 LOT 6 SQ. FT. OF EXISTING BLDG(S) -
 (1) OWNER SIDNEY GRAVES NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 710 E HARBOR NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) TELEPHONE 243 5824 USE OF EXISTING BLDGS SINGLE FAMILY
 (2) APPLICANT MONUMENT HOMES DESCRIPTION OF WORK AND INTENDED USE:
 (2) ADDRESS 759 HORIZON NEW CONSTRUCTION
 (2) TELEPHONE 243 4890

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 RSF-5 Maximum coverage of lot by structures _____
 SETBACKS: Front 23' from property line (PL) Parking Req'mt _____
 or 45' from center of ROW, whichever is greater Special Conditions _____
 Side 5' from PL Rear 25' from PL
 Maximum Height 32' CENSUS TRACT 10 TRAFFIC ZONE 22

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 12/17/96
 Department Approval [Signature] Date 12/17/96

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 9239

Utility Accounting [Signature] Date 12/17/96

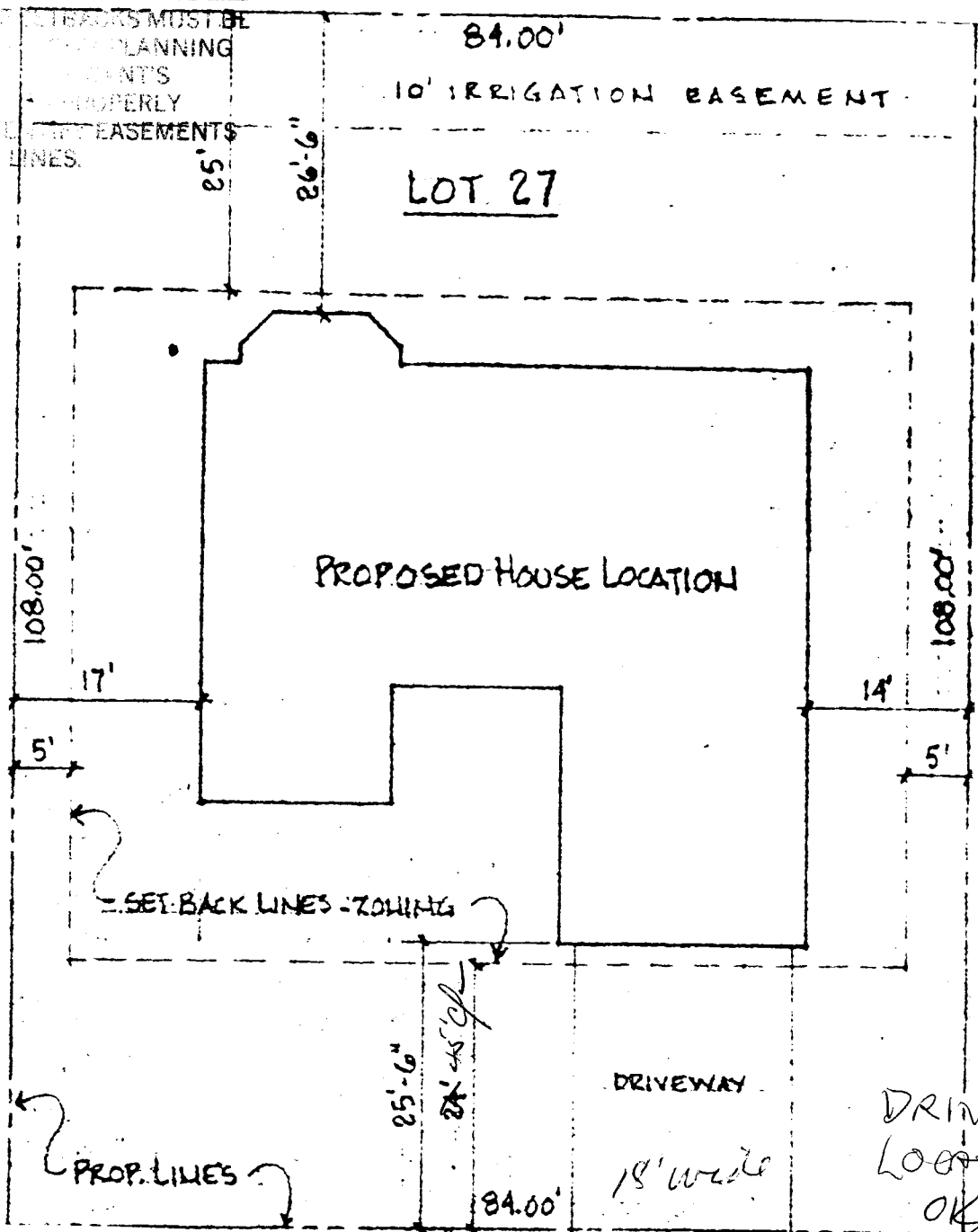
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

ACCEPTED

Ronie 12/17/96

ANY CHANGE OF LINES MUST BE APPROVED BY THE PLANNING DEPT. IT IS THE CLIENT'S RESPONSIBILITY TO PROPERLY LOCATE AND SET THE EASEMENTS AND PROPERTY LINES.



640 Grandview Drive
 Lot 6 Block 2 Filing Two J. K. Kisho
 Grandview Subdiv 11-26-96