

FEE \$10
TCP \$0

BLDG PERMIT NO. 58393

S-F-292.00
3028

PLANNING CLEARANCE

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

Schump

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 642 GRANDVIEW DR TAX SCHEDULE NO. 2943-063-18-010

SUBDIVISION GRANDVIEW SQ. FT. OF PROPOSED BLDG(S)/ADDITION ~~1780~~ 1780

FILING 2 BLK 2 LOT 7 SQ. FT. OF EXISTING BLDG(S) —

(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 Same USE OF EXISTING BLDGS SINGLE FAMILY

(2) ADDRESS Same DESCRIPTION OF WORK AND INTENDED USE:
NEW CONSTRUCTION

(2) TELEPHONE Same

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)
or 45' from center of ROW, whichever is greater Parking Req'mt —

Side 5' from PL Rear 25' from PL Special Conditions —

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 11/27/96

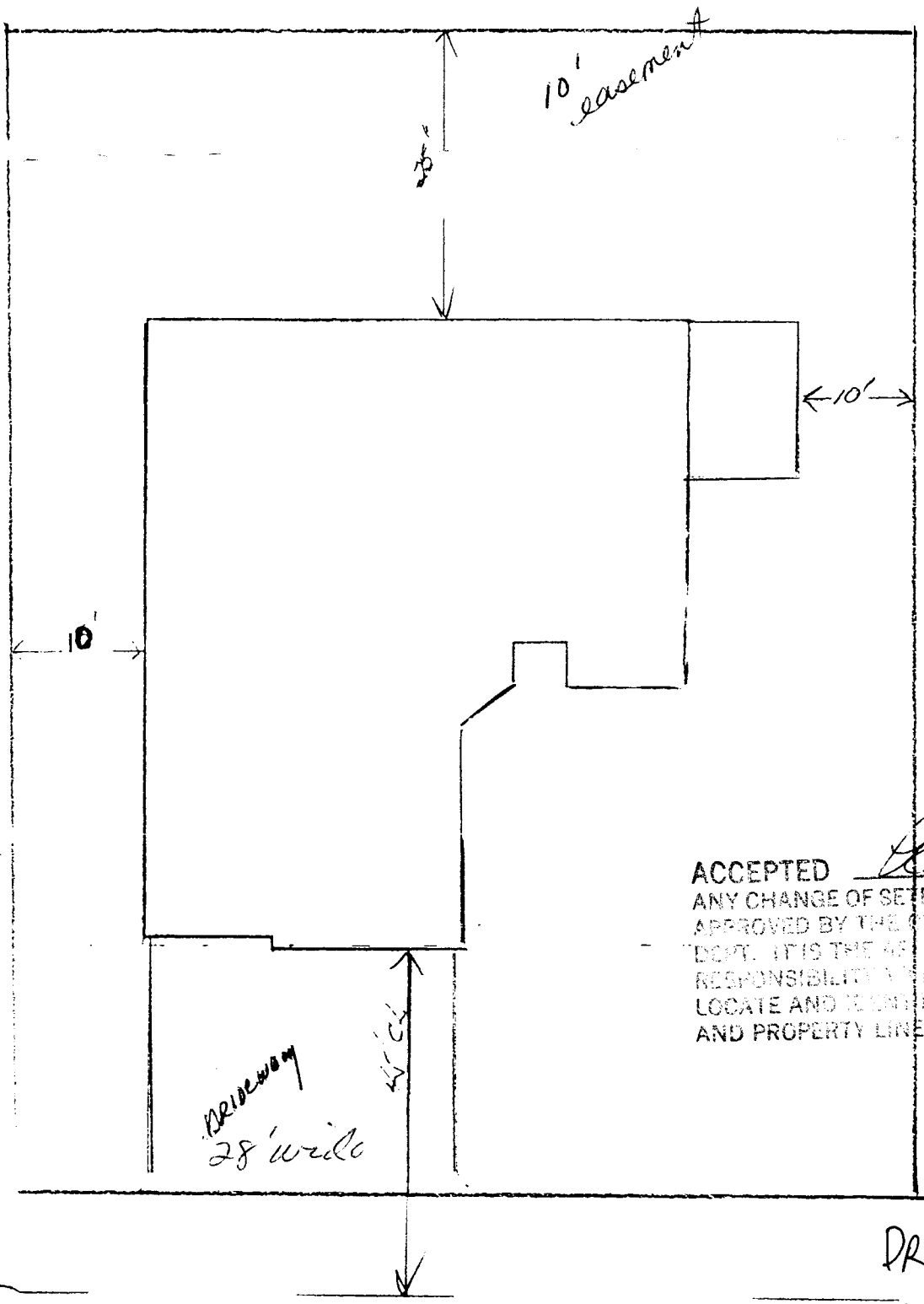
Department Approval [Signature] Date 11/27/96

Additional water and/or sewer tap fee(s) are required: YES — NO — W/O No. 9697

Utility Accounting [Signature] Date 11-27-96

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 *Ronnie* 11/27/96
 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.

DRIVEWAY
 LOCATION

642 GRAND VIEW DRIVE
 LOT 7 BLOCK 2
 FILING TWO
 GRAND VIEW SUBDIVISION

OK
J. K...
 11-26-96