

FEE \$ 10  
TCP \$ 0

BLDG PERMIT NO. 58394

PLANNING CLEARANCE

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

Schump

3028-

**THIS SECTION TO BE COMPLETED BY APPLICANT**

BLDG ADDRESS 644 GRAND VIEW DR TAX SCHEDULE NO. 2943-063-18-011  
 SUBDIVISION GRAND VIEW SQ. FT. OF PROPOSED BLDG(S)/ADDITION ~~1307280~~  
 FILING 2 BLK 2 LOT 8 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 — USE OF EXISTING BLDGS SINGLE FAMILY  
 (2) ADDRESS — DESCRIPTION OF WORK AND INTENDED USE:  
 (2) TELEPHONE Same NEW CONSTRUCTION

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).

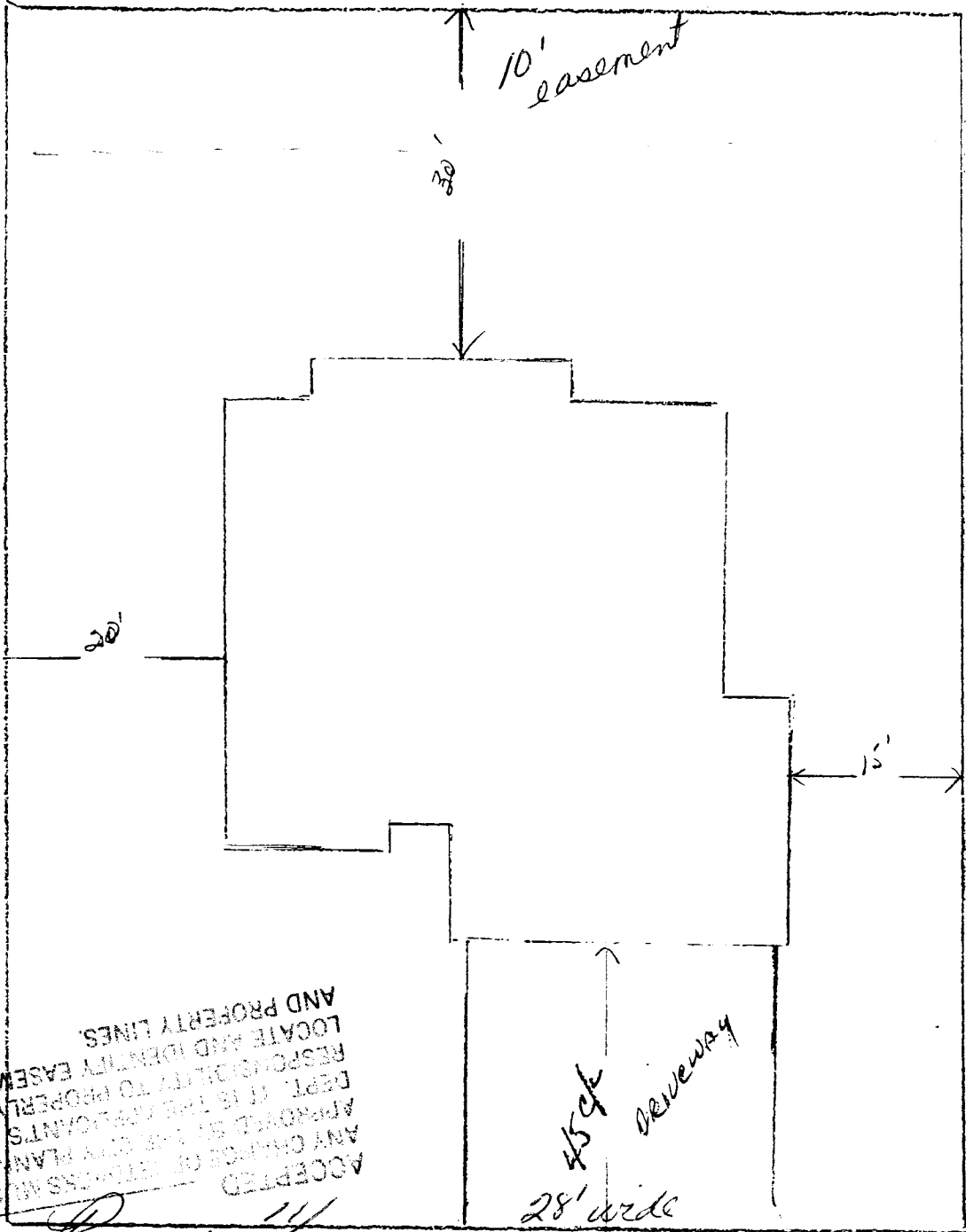
Applicant Signature [Signature] Date 11/27/96  
 Department Approval Ronnie Edwards Date 11-27-96

Additional water and/or sewer tap fee(s) are required: YES — NO — W/O No. 9696

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)



Ronnie 11/27/96

DRIVEWAY  
 LOCATION

644 GRANDVIEW Drive  
 LOT 9 Block 2  
 FILING TWO  
 GRANDVIEW Subdivision

OK  
 J. K. [Signature]  
 11-28-96