

FEE \$ 10⁰⁰
TCP \$ 0

BLDG PERMIT NO. 58498

SCHOOL: 292⁰⁰

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

schump

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 646 - Grand View Circle TAX SCHEDULE NO. 2943-063-18-012
 SUBDIVISION Grand View SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1900
 FILING 2 BLK 7 LOT 9 SQ. FT. OF EXISTING BLDG(S) 0
 (1) OWNER SKOLTON CONSTRUCTION NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 706 1st Pl
 (1) TELEPHONE 245-9008 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT SKOLTON CONSTRUCTION USE OF EXISTING BLDGS NA
 (2) ADDRESS 706-1st Pl DESCRIPTION OF WORK AND INTENDED USE:
 (2) TELEPHONE 245-9008 Now Residents

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 OK
 SETBACKS: Front 25' from property line (PL) Parking Req'mt _____
 or _____ from center of ROW, whichever is greater Special Conditions _____
 Side 15:18 from PL Rear 25 from PL
 Maximum Height _____ 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 12/12/96
 Department Approval Bill Nehl Date 12-12-96

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 9727

Utility Accounting [Signature] Date 12-12-96

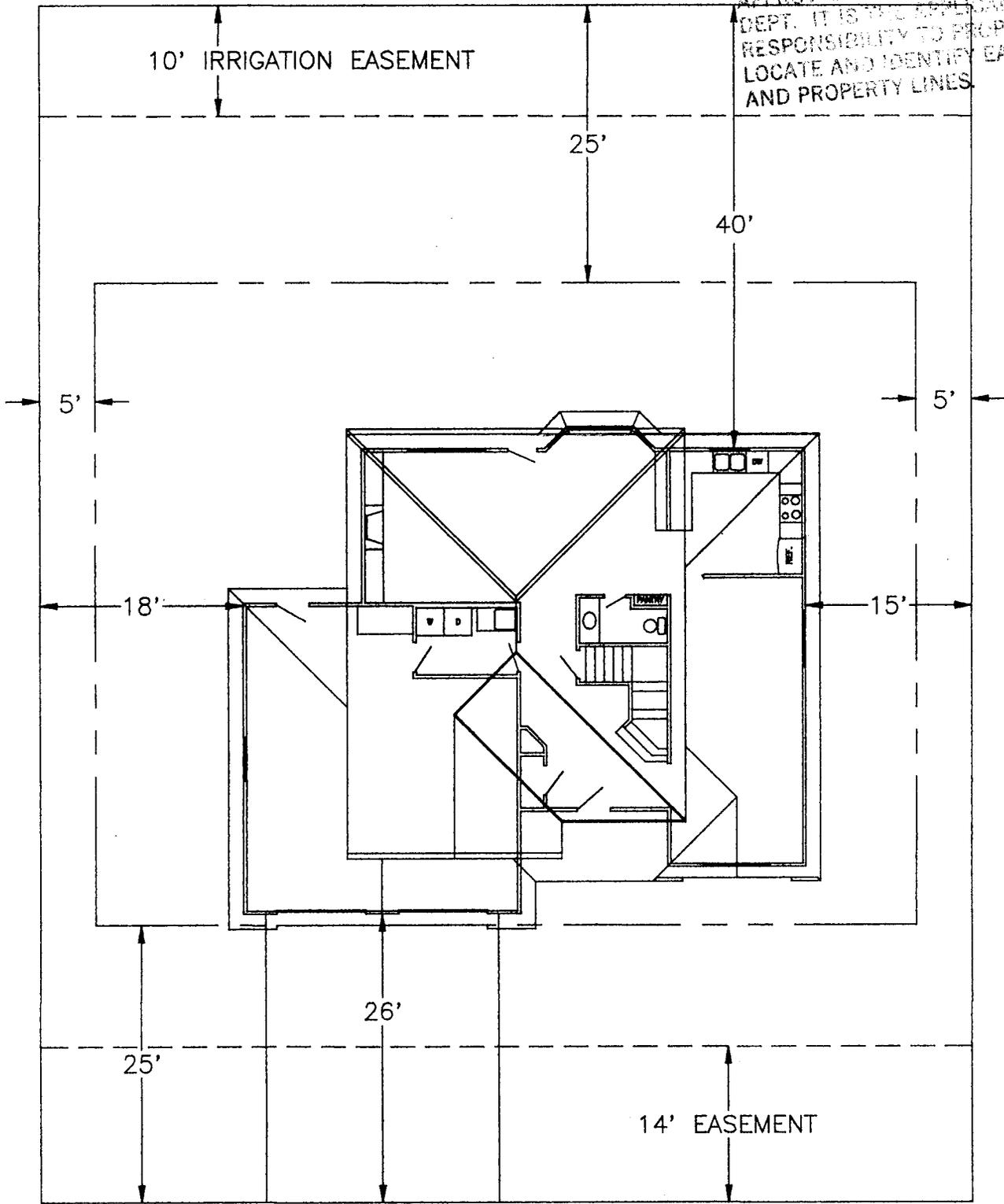
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

12.12.96

Bill Nebek

ACCEPTED
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.



LOT 9
BLOCK 2
FILING 2
GRAND VIEW SUBDIVISION
646 GRAND VIEW DRIVE

22' wide

GRAND VIEW DRIVE

DRIVEWAY
LOCATION OK
J. K. White
12-11-96