

FEE \$	10.00
TCP \$	55.24

BLDG PERMIT NO. 55643

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

✓ YEP

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2804 HORIZON TAX SCHEDULE NO. 2949-063-18-002
 SUBDIVISION GRANDVIEW SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1600
 FILING 1 BLK 1 LOT 2 SQ. FT. OF EXISTING BLDG(S) 0
 (1) OWNER MONSIEUR 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 DENNIS GRANUIG USE OF EXISTING BLDGS NONE
 (2) ADDRESS 759 HORIZON DESCRIPTION OF WORK AND INTENDED USE:
 (2) TELEPHONE 243 4890 NEW SINGLE FAMILY

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 24' from property line (PL) Parking Req'mt _____
 or 50' from center of ROW, whichever is greater Special Conditions _____
 Side 5' from PL Rear 25' from PL
 Maximum Height _____
 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).

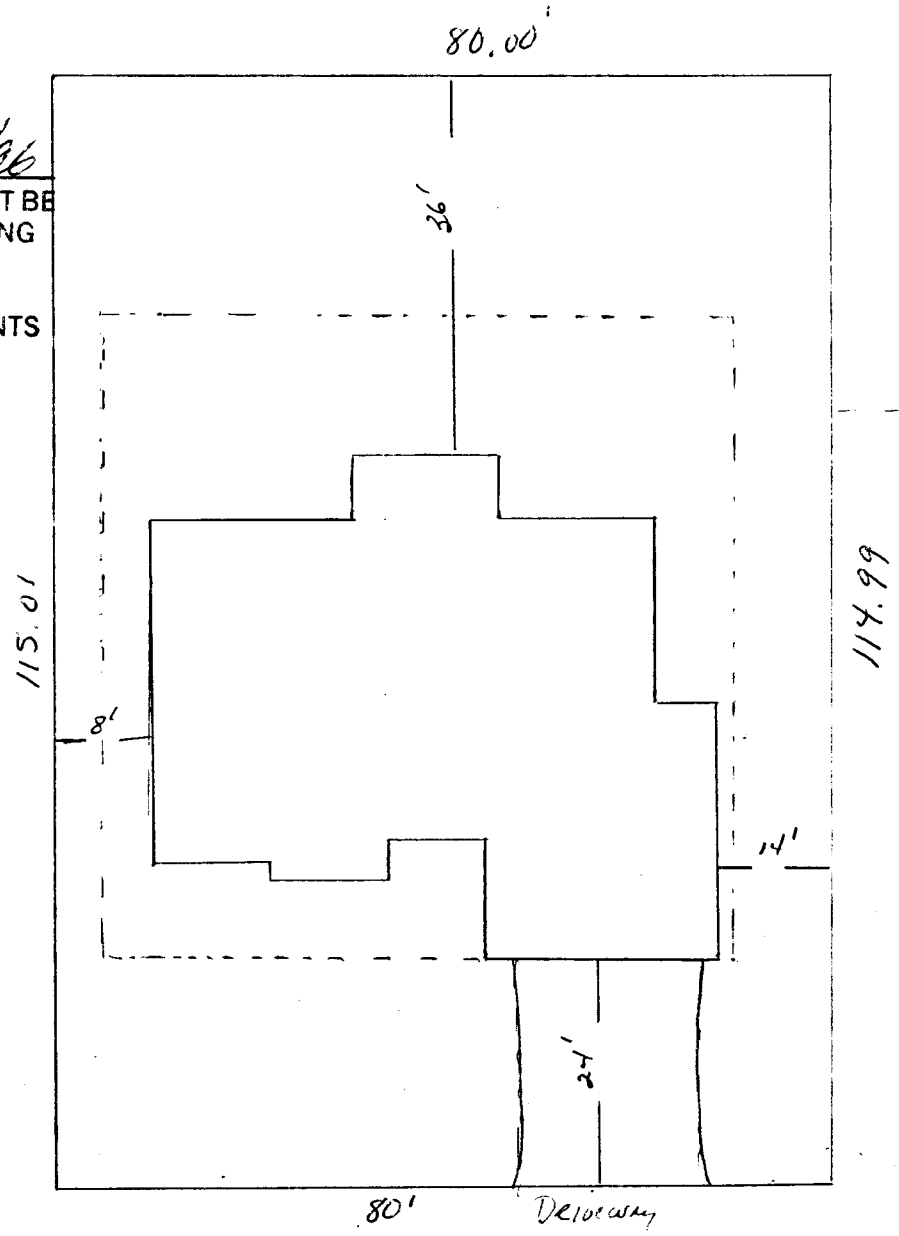
Applicant Signature [Signature] Date 4/3/96
 Department Approval Ronnie Edwards Date 4/3/96

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 9091
 Utility Accounting [Signature] Date 4-3-96

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 4/3/96*
 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.



114.99'

HATHARONE

DRIVEWAY LOCATION OK
J. Quila
 4-1-96

LOTS Block One Filings One
 Grandview Subdivision
 2805 Hawthorn