

FEE \$	10 <sup>00</sup>
TCP \$	55.26

BLDG PERMIT NO. 56194

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

✓TCP

3028-6605-01

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 631 E PAVANA DR TAX SCHEDULE NO. 2943-063-19-003  
 SUBDIVISION GRAND VIEW SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2183  
 FILING 1 BLK 5 LOT 3 SQ. FT. OF EXISTING BLDG(S) 0  
 (1) OWNER MONUMENT HOMES NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 759 HORIZON DR  
 (1) TELEPHONE 243 4890 NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 0 THIS CONSTRUCTION  
 (2) APPLICANT DENNIS GRANUM USE OF EXISTING BLDGS SINGLE FAMILY  
 (2) ADDRESS Same DESCRIPTION OF WORK AND INTENDED USE: NEW  
 (2) TELEPHONE \_\_\_\_\_ SINGLE FAMILI

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' & 24' from property line (PL) Parking Req'mt \_\_\_\_\_  
45' & 45' from center of ROW, whichever is greater Special Conditions \_\_\_\_\_  
 Side 5' from PL Rear 25' from PL  
 Maximum Height 32'  
 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 5/14/96  
 Department Approval [Signature] Date 5/21/96

Additional water and/or sewer tap fee(s) are required: YES  NO \_\_\_\_\_ W/O No. 9227-S/F

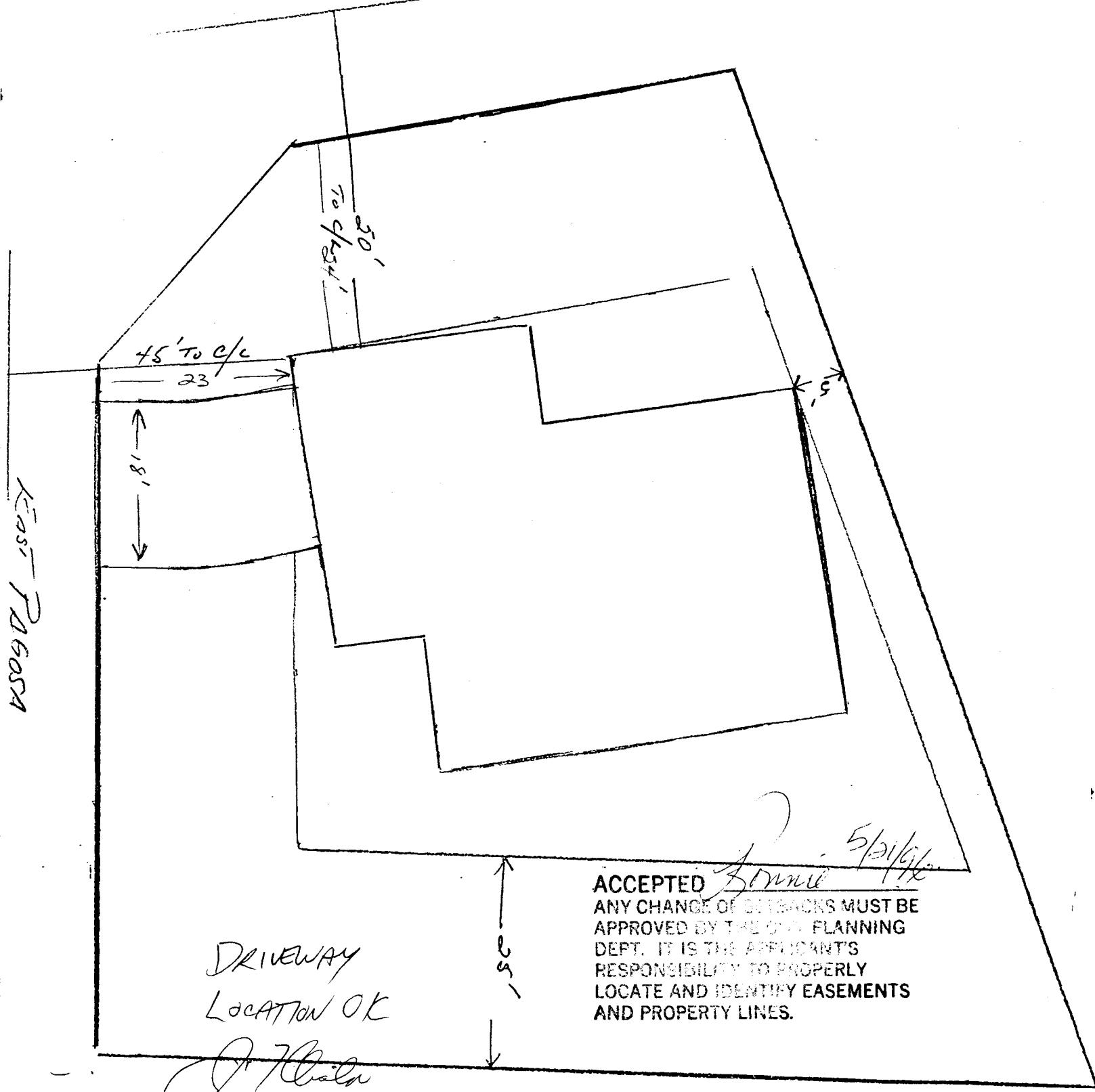
Utility Accounting [Signature] Date 5-21-96

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)

KIT 3 Block 5  
FILING ONE REARVIEW

Hawthorn



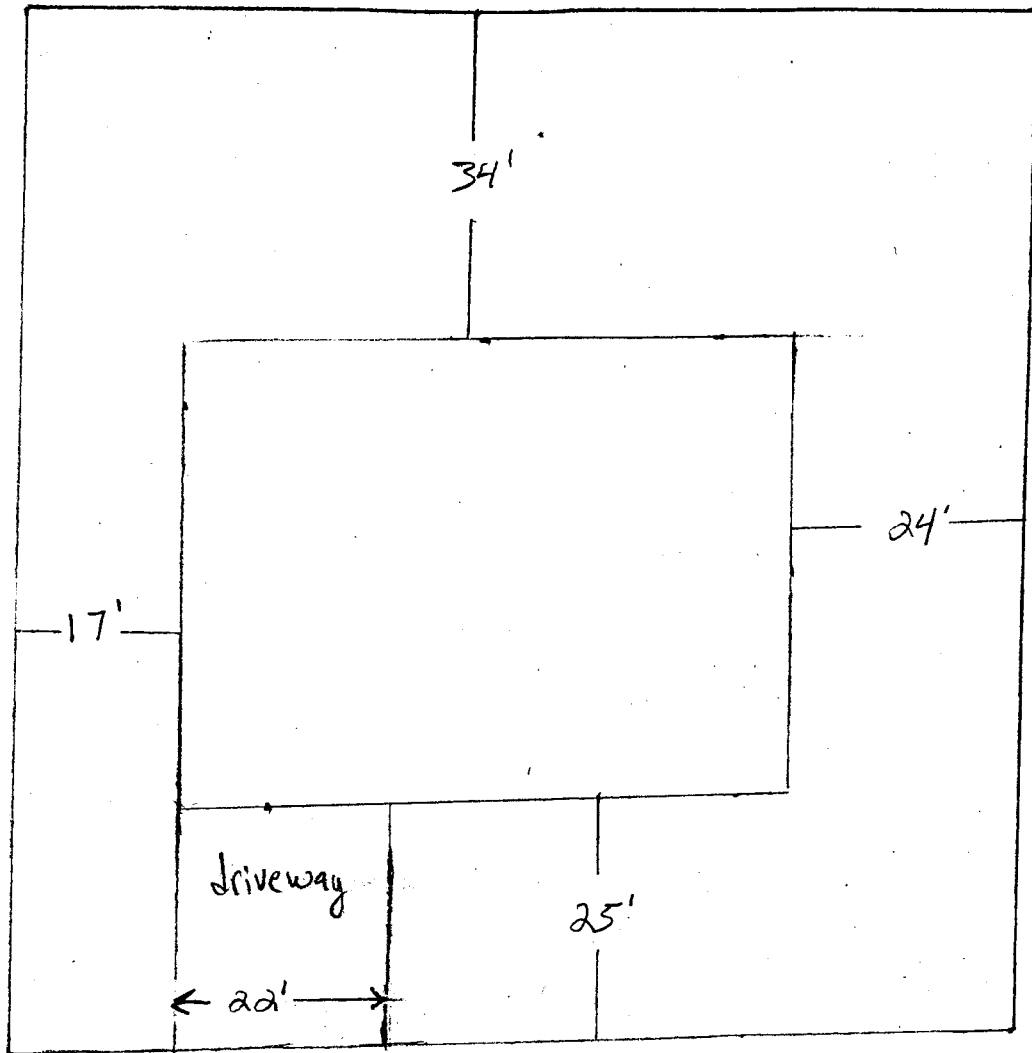
East Pagosa

DRIVEWAY  
LOCATION OK

J. J. Chalmers  
5-17-96

ACCEPTED *Donnie* 5/21/96  
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.

631 E. Pagosa Dr.



ACCEPTED

*Ronnie 2/29/96 2352 S. Rim*

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 4, Blk 2, Fil. #3*

*Driveway Locations Ok*

*J. Don Keenan*

*2-28-96*