

FEE \$	10 <sup>00</sup>
TCP \$	500 <sup>00</sup>
SIF \$	0



BLDG PERMIT NO. 61006

## PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

**Community Development Department**

BLDG ADDRESS 1524 GRESTVIEW WAY TAX SCHEDULE NO. 2945-013-07-045  
 SUBDIVISION CRESTVIEW Sub DIU SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1930  
 FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT 16-5 SQ. FT. OF EXISTING BLDG(S) \_\_\_\_\_  
 (1) OWNER MR & MRS RALPH KNAPP NO. OF DWELLING UNITS  
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS PRESENT 2368 E PIAZZA PI  
 NO. OF BLDGS ON PARCEL  
 BEFORE: 0 AFTER: 0 THIS CONSTRUCTION  
 (1) TELEPHONE 241-1854  
 (2) APPLICANT GFC CONSTRUCTION USE OF EXISTING BLDGS NA  
 (2) ADDRESS 1516 GRESTVIEW WAY DESCRIPTION OF WORK AND INTENDED USE: NEW  
 (2) TELEPHONE 243-3736 HOME - SINGLE RESI.

**REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, driveway location & width & all easements & rights-of-way which abut the parcel.**

**THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF**

ZONE PR-8 Maximum coverage of lot by structures \_\_\_\_\_  
 SETBACKS: Front 15' from property line (PL) Parking Req'mt \_\_\_\_\_  
 or \_\_\_\_\_ from center of ROW, whichever is greater Special Conditions \_\_\_\_\_  
 Side 0' w/ 12' bet. Bldg from PL Rear 10' from PL  
 Maximum Height \_\_\_\_\_  
 CENSUS 10 TRAFFIC 21 ANNEX# \_\_\_\_\_

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 6-24-97

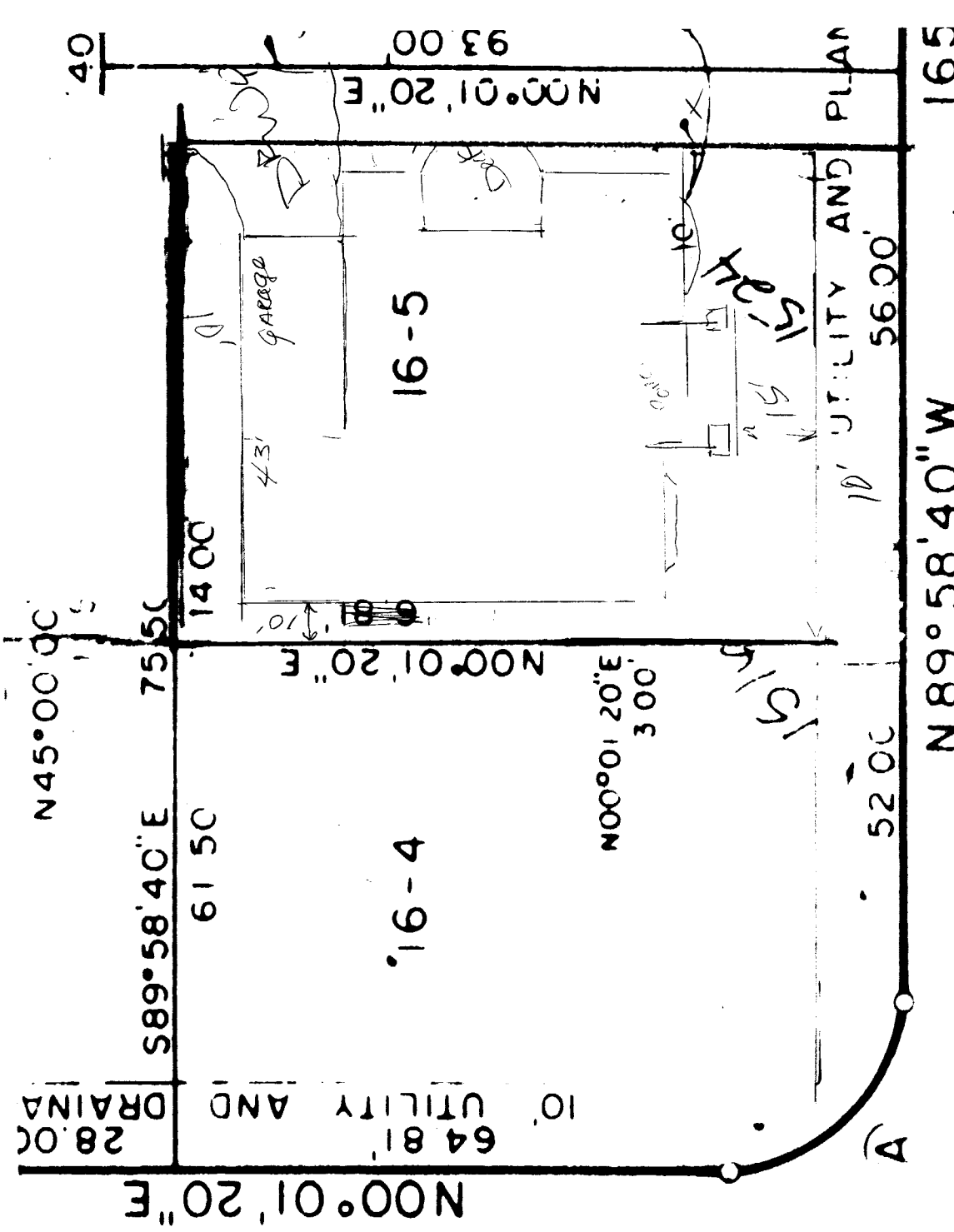
Department Approval [Signature] Date 6-24-97

Additional water and/or sewer tap fee(s) are required: YES  NO \_\_\_\_\_ W/O No. 10307

Utility Accounting [Signature] Date 6-25-97

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 SLC 6/24/97  
 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.

15TH ST.

CITY PUBLIC WORKS:  
 DRIVEWAY LOCATION O.K.  
 RE Ashbrook  
 6/24/97

12' between Bldg

Front 15'  
 Rear 10'

218.26 Side 0 with

589° 58' 40" E

N 89° 58' 40" W

CRESTVIEWEN WAY

UTILITY AND PLAN

10' UTILITY AND PLAN

165

52.00

56.00

N 45° 00' 00"

75.50

S 89° 58' 40" E

61.50

14.00

N 00° 01' 20" E

3.00

N 00° 01' 20" E

93.00

28.00

N 00° 01' 20" E

10' UTILITY AND DRAINAGE

64.81

16-4

16-5

27.50

A