

FEE \$	10 ⁰⁰
TCP \$	0
SIF \$	292 ⁰⁰



BLDG PERMIT NO. 42912

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG ADDRESS 640 ~~560~~ Grandview Cir TAX SCHEDULE NO. 2943-063-22-005
 SUBDIVISION Grandview SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1879
 FILING 2 BLK 3 LOT 5 SQ. FT. OF EXISTING BLDG(S) 0
 (1) OWNER Tony Perry NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 2558 Janece NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) TELEPHONE 243-4383 USE OF EXISTING BLDGS Single Fam Res.
 (2) APPLICANT Darryl Hayden DESCRIPTION OF WORK AND INTENDED USE: New
 (2) ADDRESS 2644 Hickory Dr Single Family Residential
 (2) TELEPHONE 242-0042

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 RSF-5 Maximum coverage of lot by structures 35%
 SETBACKS: Front 20' from property line (PL) Parking Req'mt 2
 or 45' from center of ROW, whichever is greater
 Side 5' from PL Rear 25' from PL Special Conditions _____
 Maximum Height 32' CENSUS 10 TRAFFIC 22 ANNEX# _____

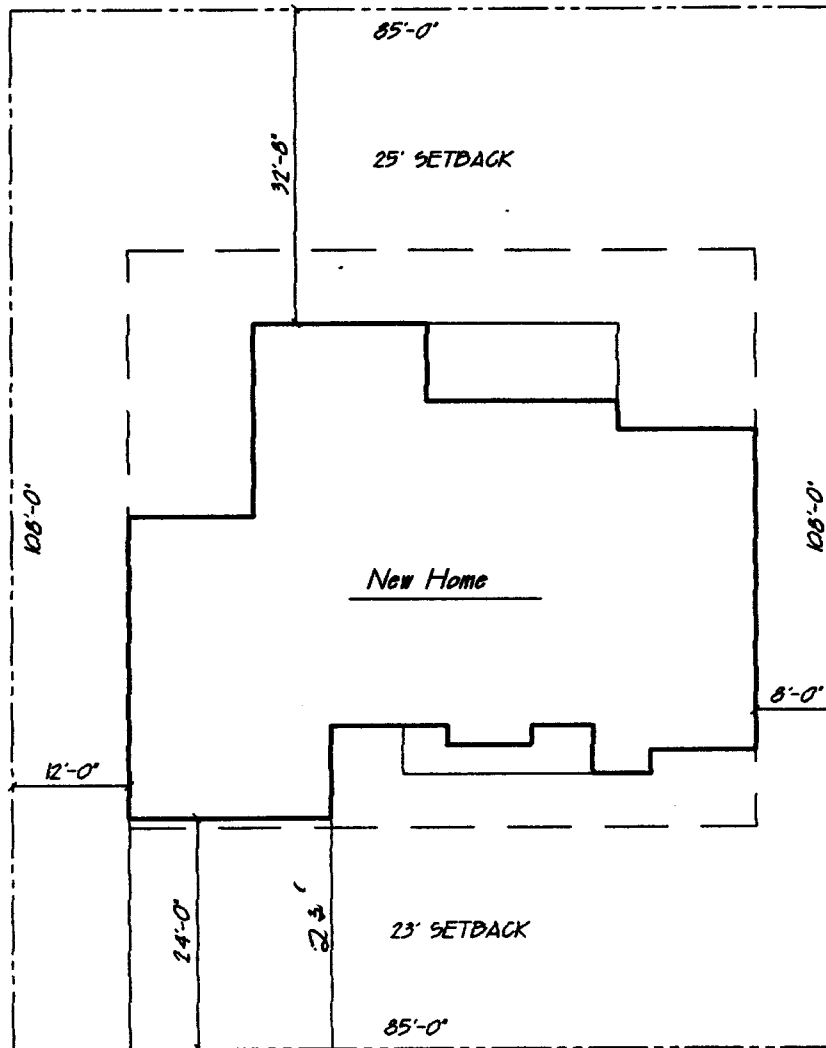
Modifications to this Planning Clearance must be approved, in writing, by the Director of the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued by the Building Department (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 Darryl Hayden Date 11-8-97
 Department Approval Santa Costello Date 11.12.97
 Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 82973
 Utility Accounting CM Cole Date 11/13/97

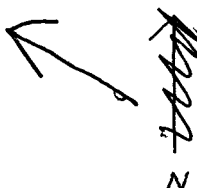
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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



DRIVEWAY

Grandview Circle



SCALE: 1" = 20'-0"

DRIVEWAY LOCATION

O.K. *[Signature]* 11/1/97

640 Grandview Circle

#2943-063-22-005

ACCEPTED SLC 11.12.97
 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.