

FEE \$	10.00
TCP \$	
SIF \$	292.00



BLDG PERMIT NO. 1022002

## PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)  
**Community Development Department**

BLDG ADDRESS 632 GRAND VIEW CR. TAX SCHEDULE NO. 294906322001  
 SUBDIVISION GRAND VIEW SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2718  
 FILING 2 BLK 3 LOT 1 SQ. FT. OF EXISTING BLDG(S)         
 (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: 2 AFTER: 1 THIS CONSTRUCTION  
 (2) APPLICANT ABOVE USE OF EXISTING BLDGS SINGLE FAMIL  
 (2) ADDRESS \_\_\_\_\_ DESCRIPTION OF WORK AND INTENDED USE: \_\_\_\_\_  
 (2) TELEPHONE \_\_\_\_\_ NEW CONST

**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 10' from property line (PL) Parking Req't 2  
 or 45' from center of ROW, whichever is greater  
 Side 5' from PL Rear 25' from PL Special Conditions \_\_\_\_\_  
 Maximum Height 32' CENSUS 4 TRAFFIC 28 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).

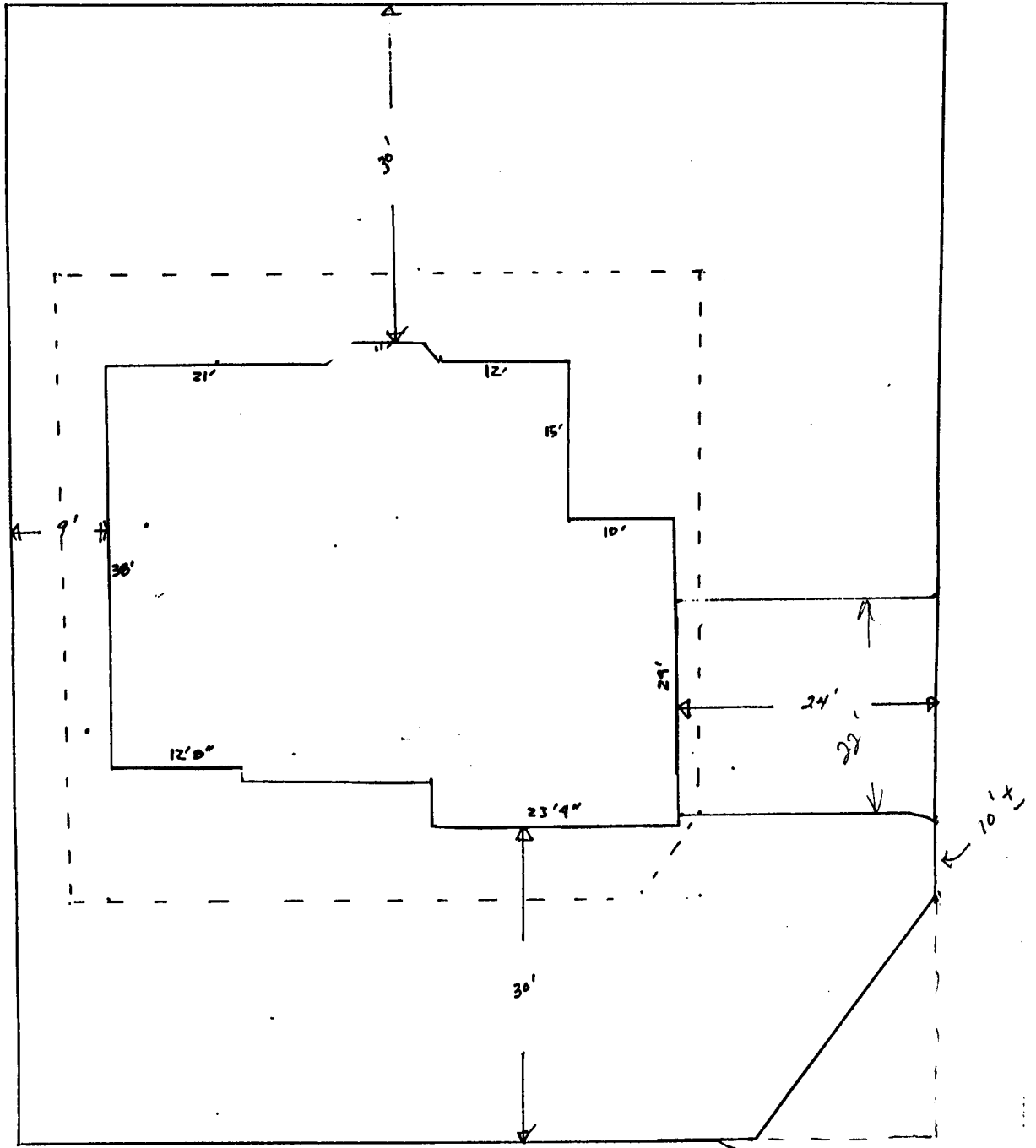
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature [Signature] Date 10/15  
 Department Approval Ronnie Edwards Date 10/17/97

Additional water and/or sewer tap fee(s) are required: YES  NO \_\_\_\_\_ W/O No. 10630  
 Utility Accounting [Signature] Date 10-17-97

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)



GRANDVIEW CIR.

LOT 1 Block Three  
 Filing 2  
 Grandview Sub  
 632 GRANDVIEW Circle

DRIVENWAY LOCATION  
 O.K.

*W. Ashlock* 10/16/97

ACCEPTED *Ronnie* 10/17/97  
 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.