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|--------|-------------------|
| FEE \$ | 10 ⁰⁰ |
| TCP \$ | 0 |
| SIF \$ | 292 ⁰⁰ |



BLDG PERMIT NO. 102874

C 302⁰⁰

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG ADDRESS 641 GRANDVIEW DR TAX SCHEDULE NO. 294306322011

SUBDIVISION GRANDVIEW SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1650

FILING 2 BLK 3 LOT 11 SQ. FT. OF EXISTING BLDG(S) N/A

(1) OWNER SIDNEY GRAVES NO. OF DWELLING UNITS
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 710 E HARBOR CIR G. NO. OF BLDGS ON PARCEL
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) TELEPHONE (970) 243 5826

(2) APPLICANT MONUMENT HOMES USE OF EXISTING BLDGS ~~IS~~ N/A

(2) ADDRESS 759 HORIZON DR G. DESCRIPTION OF WORK AND INTENDED USE: _____

(2) TELEPHONE (970) 243 4890 CONSTRUCTION OF RESIDENTIAL HOME

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 R8F-5 Maximum coverage of lot by structures 3590

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 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 11/12/97

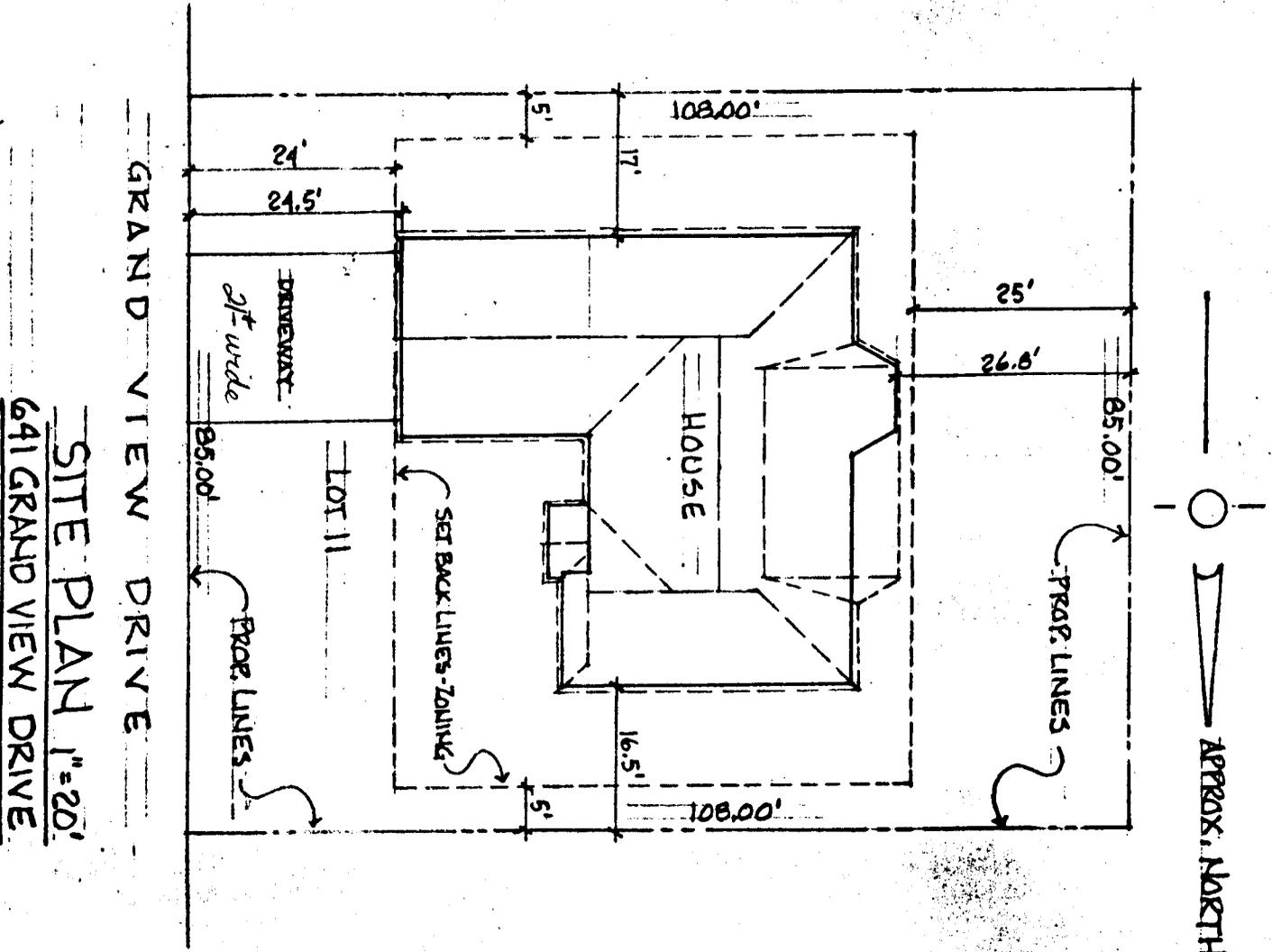
Department Approval [Signature] Date 11-12-97

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 10715

Utility Accounting [Signature] Date 11-12-97

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)



GRAND VIEW DRIVE
 SITE PLAN 1"=20'
 641 GRAND VIEW DRIVE

PERINVEST LOCATION O.K.
 W. Ashlock 9/24/97

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.