

FEE \$ 10-

BLDG PERMIT NO. 1021002

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Grand Junction Community Development Department

tcp - 0
School Impact
Fee - \$292.00

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 632 GRAND VIEW DR TAX SCHEDULE NO. 2943-063-18-005
 SUBDIVISION GRAND VIEW SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1821^D
 FILING 2 BLK 2 LOT 2 SQ. FT. OF EXISTING BLDG(S) 0
 (1) OWNER SKELTON CONSTR. INC NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 706 IVY PLACE, G.J. CO NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) TELEPHONE 970-245-9008
 (2) APPLICANT S.C.E. USE OF EXISTING BLDGS RESIDENCE
 (2) ADDRESS 706 IVY PL DESCRIPTION OF WORK AND INTENDED USE:
 (2) TELEPHONE 245-9008 NEW RESIDENCE

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 35%
 SETBACKS: Front 20' from property line (PL) or
45' from center of ROW, whichever is greater Parking Req'mt _____
 Side 5' from PL Rear 25' from PL Special Conditions _____
 Maximum Height 32' CENSUS TRACT 10 TRAFFIC ZONE 22

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 Don Sheeran Date 10-23-97
 Department Approval Gonnie Edwards Date 10-5-97

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 10679
 Utility Accounting Administrative Date 11-5-97

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2D Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

REVISIONS	DATE	BY	DESCRIPTION
1	9-23-97		
2	9-31-97		
3			
4			
5			
6			
7			
8			
9			
10			


A-1000 ARCHITECTS
 COMPUTER AIDED DRAWING
 GRAND JUNCTION, CO (970) 241-8782

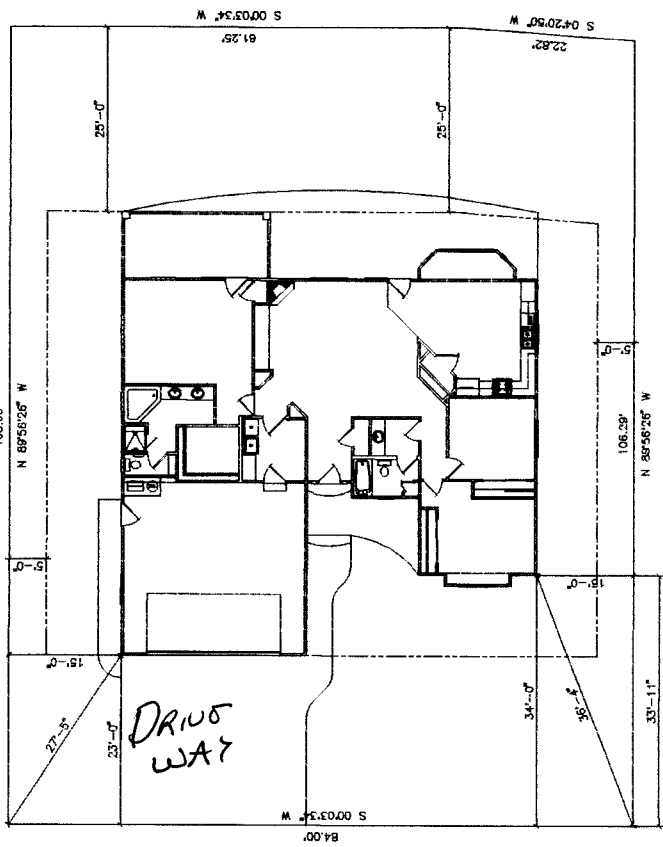

SKELTON CONSTRUCTION
 PLOT PLAN

DATE	BY	DESCRIPTION
9-23-97		
9-31-97		
1/8-1-97		

SHEET 3

ACCEPTED *Ronnie* 11/5/97
 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.

Note: There is a 10' irrigation easement in rear yard.



LOT 2, BLOCK 2, FILING 2
632 GRAND VIEW DRIVE

PLOT PLAN

NOTICE:
1. IT IS THE RESPONSIBILITY OF THE BUILDER OR OWNER TO VERIFY DETAILS AND DIMENSIONS PRIOR TO CONSTRUCTION.

DRIVEWAY LOCATION O.K.
El Adhwick 11/27/97