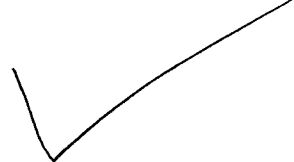


FEE \$	10 ⁰⁰
TCP \$	0

BLDG PERMIT NO. 58939

SIF-292⁰⁰

PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
 Grand Junction Community Development Department



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS <u>648 Grand View Dr.</u>	TAX SCHEDULE NO. <u>2943-063-18-013</u>
SUBDIVISION <u>Grand View</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITION <u>1890</u>
FILING <u>2</u> BLK <u>2</u> LOT <u>10</u>	SQ. FT. OF EXISTING BLDG(S) <u>N/A</u>
(1) OWNER <u>SKELTON CONSTRUCTION</u>	NO. OF DWELLING UNITS BEFORE: <u>0</u> AFTER: <u>1</u> THIS CONSTRUCTION
(1) ADDRESS <u>706 Ivy Place</u>	NO. OF BLDGS ON PARCEL BEFORE: <u>0</u> AFTER: <u>1</u> THIS CONSTRUCTION
(1) TELEPHONE <u>245-9008</u>	USE OF EXISTING BLDGS <u>N/A</u>
(2) APPLICANT <u>SKELTON CONSTRUCTION</u>	DESCRIPTION OF WORK AND INTENDED USE: _____
(2) ADDRESS <u>706 Ivy Place</u>	
(2) TELEPHONE <u>245-9008</u>	<u>NEW HOME</u>

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 <u>RSF-5</u>	Maximum coverage of lot by structures _____
SETBACKS: Front <u>23'</u> from property line (PL) or <u>45'</u> from center of ROW, whichever is greater	Parking Req'mt _____
Side <u>5'</u> from PL Rear <u>25'</u> from PL	Special Conditions _____
Maximum Height <u>32'</u>	CENSUS TRACT <u>22</u> TRAFFIC ZONE <u>10</u>

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 <u>[Signature]</u>	Date <u>1/31/97</u>
Department Approval <u>Ronnie Edwards</u>	Date <u>1-31-97</u>

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 9822

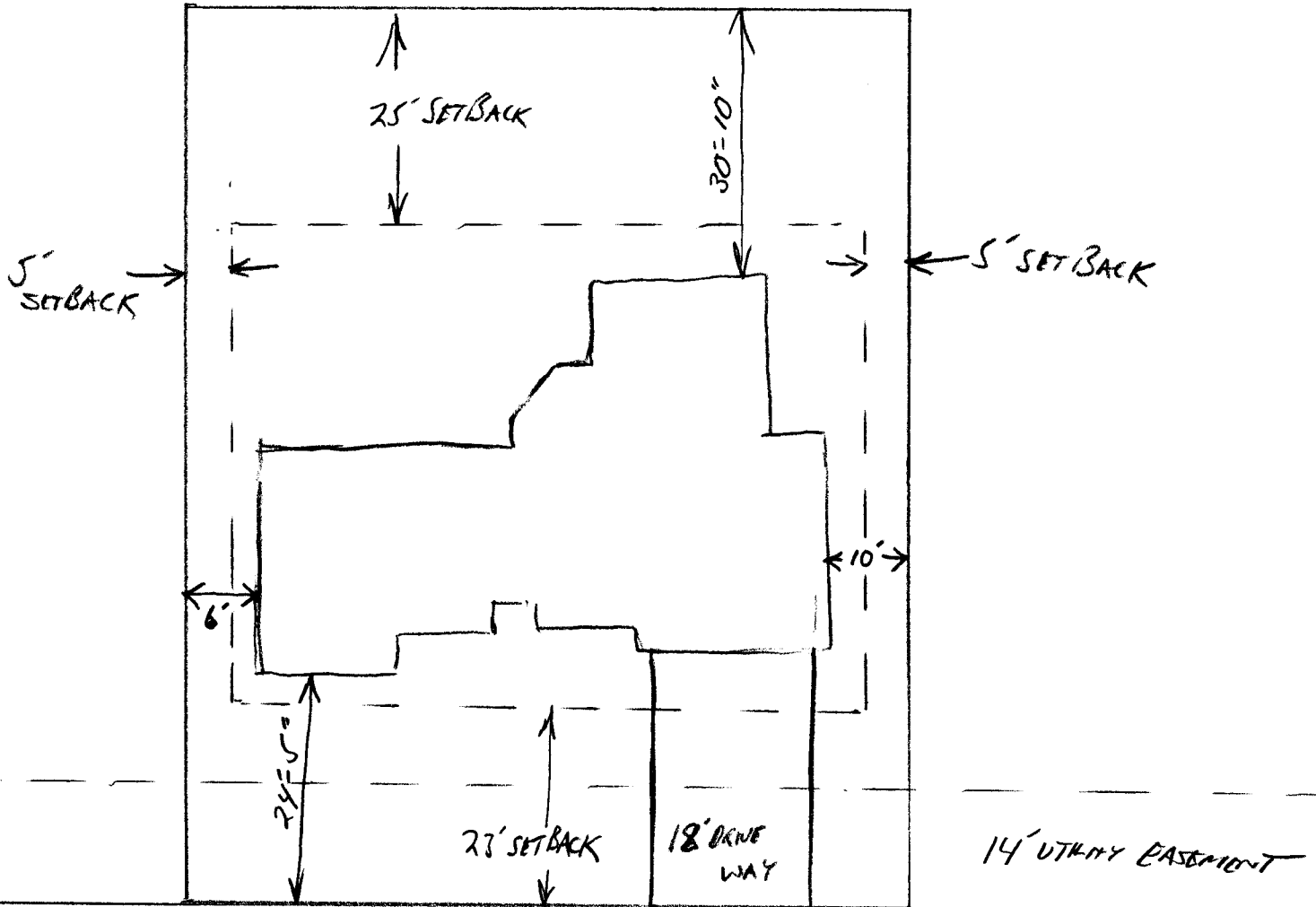
Utility Accounting [Signature] Date 1-31-97

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)

648 GRAND VIEW DRIVE
FILING 2 BLK 2, LOT 10
GRAND VIEW SUBDIVISION

ACCEPTED Ronnie 1/31/97
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.



← GRAND VIEW DRIVE →

DRIVEWAY
LOCATION OK

J. Kohn
1-28-97