

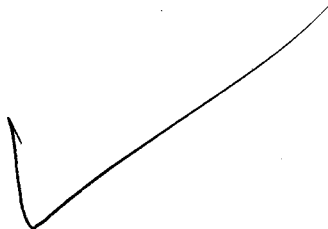
FEE \$	10.00
TCP \$	0
SIF \$	292.00



BLDG PERMIT NO. 60139

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department



3028-6705-

BLDG ADDRESS 650 GRANDVIEW DR. TAX SCHEDULE NO. 294306318011114
 SUBDIVISION GRANDVIEW SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2566
 FILING 2 BLK 2 LOT 11 SQ. FT. OF EXISTING BLDG(S) 25
 (1) OWNER MONUMENT HOMES NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 759 HORIZON
 NO. OF BLDGS ON PARCEL
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) TELEPHONE 2434890
 USE OF EXISTING BLDGS _____
 (2) APPLICANT SAME
 DESCRIPTION OF WORK AND INTENDED USE: _____
 (2) ADDRESS _____
 (2) TELEPHONE _____ NEW 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 RSE-5 Maximum coverage of lot by structures _____
 SETBACKS: Front 20' from property line (PL) Parking Req'mt 2
 or _____ from center of ROW, whichever is greater
 Side 5' from PL Rear 25' from PL Special Conditions _____
 Maximum Height _____
 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 Kenny Klein Date 4-28-97
 Department Approval Marcia Patriceaux Date 4-29-97

Additional water and/or sewer tap fee(s) are required: YES _____ NO _____ W/O No. 12129
 Utility Accounting Dotted Hobbs Date 4-29-97

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)

25'

~~24'~~ 24'

ACCEPTED *MR 4-29-97*
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.

10'-8"

10' easement

28'-0" WIDE DRIVE

23'

650 GRANDVIEW DR.

Driveway location o.k.

K. Chheda
4/28/97