

FEE \$	10.00
TCP \$	400.00
SIF \$	0



BLDG PERMIT NO. 64691

**PLANNING CLEARANCE**

(Single Family Residential and Accessory Structures)

**Community Development Department**

BLDG ADDRESS 1533 Crestview Way Unit 11 TAX SCHEDULE NO. 2945-013-08-018  
 SUBDIVISION Crestview TOWNHOMES SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1700 #  
 FILING — BLK — LOT 3 SQ. FT. OF EXISTING BLDG(S) 0  
 (1) OWNER R.D. Thompson NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 1533 Crestview Way #9 NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (1) TELEPHONE 241-0331 USE OF EXISTING BLDGS Residence  
 (2) APPLICANT Pinyon Construction DESCRIPTION OF WORK AND INTENDED USE: new home  
 (2) ADDRESS 1531 Pinyon Ave  
 (2) TELEPHONE 241-5991

**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 PR-8 Maximum coverage of lot by structures —  
 SETBACKS: Front 15' from property line (PL) Parking Req'mt 2  
 or — from center of ROW, whichever is greater  
 Side 0' from PL with 12' between bldg Rear 10' from PL Special Conditions —  
 Maximum Height — CENSUS 10 TRAFFIC 21 ANN# —

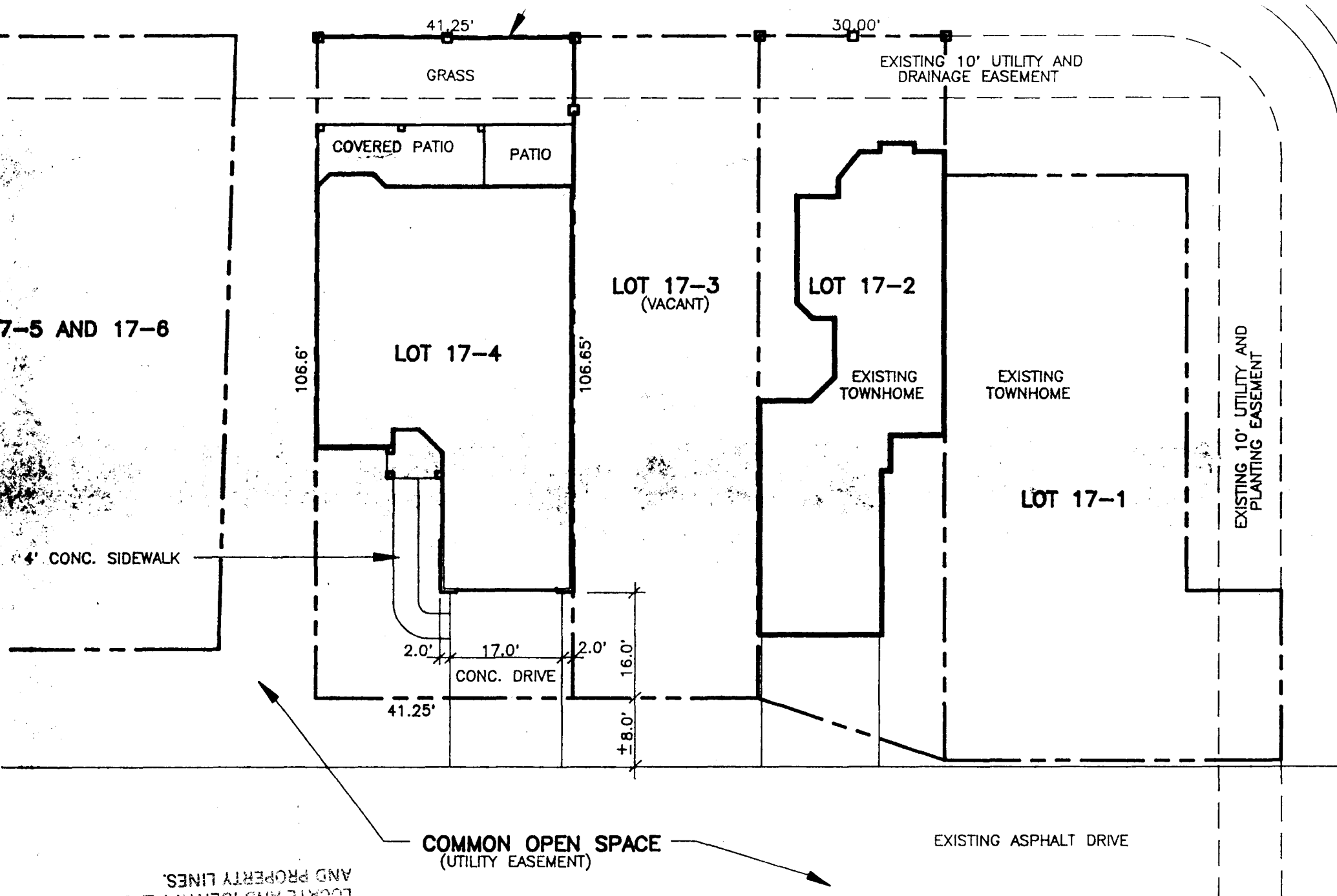
Modifications to this Planning Clearance must be approved, in writing, by the Director of the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued by the Building Department (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 4-7-98  
 Department Approval [Signature] Date 4-15-98  
 Additional water and/or sewer tap fee(s) are required: YES  NO  W/O No 11188  
 Utility Accounting [Signature] Date 4-15-98

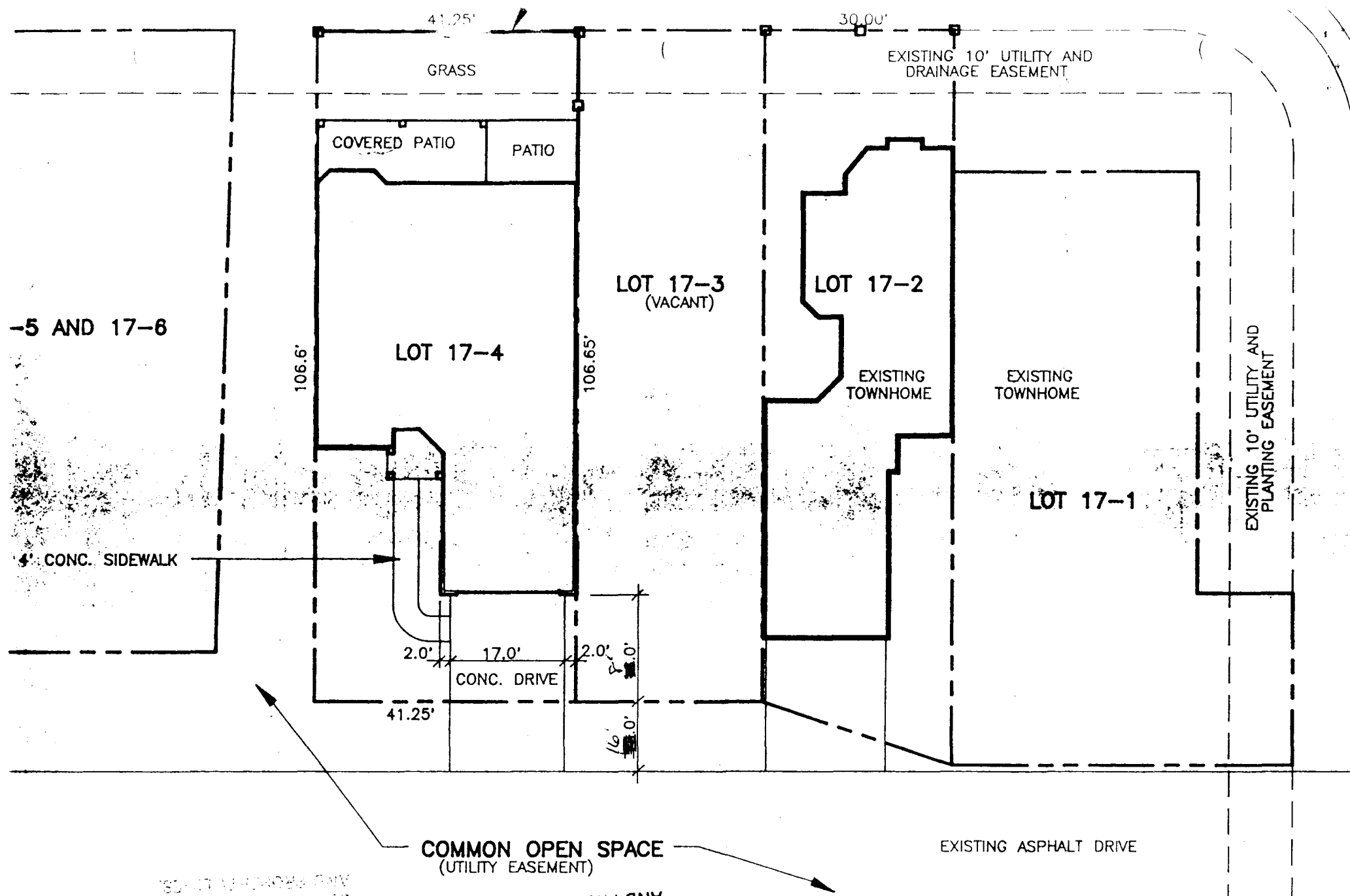
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)



ACCEPTED SITE PLAN 5.98  
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANTS RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

FIREWAY LOCATION OK.  
 H. Ashlock 1/8/99  
 (ACCESS IS OFF PRIVATE DRIVE)



SLC 4.15.98

Amended SLC 4-16-98  
 ACCEPTED  
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANTS RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES

RENEWAL LOCATION OK.  
 U. [Signature] 4/15/98  
 (ACCESS TO THE PRIVATE DRIVE)