

FEE \$	10.00
TCP \$	
SIF \$	292.00



BLDG PERMIT NO. 67901

**PLANNING CLEARANCE**

(Single Family Residential and Accessory Structures)  
**Community Development Department**

BLDG ADDRESS 645 GRAND VIEW DR. <sup>60, 81506</sup> TAX SCHEDULE NO. 2943-063-22-009

SUBDIVISION GRAND VIEW SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2445

FILING 2 BLK 3 LOT 9 SQ. FT. OF EXISTING BLDG(S) 0

(1) OWNER BRENT PRUETT NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 3310 C RD PALISADE CO. 81526 NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) TELEPHONE 434-1862 USE OF EXISTING BLDGS N/A

(2) APPLICANT SAME DESCRIPTION OF WORK AND INTENDED USE: SINGLE FAMILY RESIDENCE

(2) ADDRESS \_\_\_\_\_

(2) TELEPHONE \_\_\_\_\_

**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 RSF-5 Maximum coverage of lot by structures 35%

SETBACKS: Front 23' from property line (PL) or \_\_\_\_\_ from center of ROW, whichever is greater Parking Req'mt 2

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 M. Brent Pruett Date 12/14/98

Department Approval Antonia Costello Date 12-16-98

Additional water and/or sewer tap fee(s) are required: YES  NO \_\_\_\_\_ W/O No. 11823

Utility Accounting J. Adams Date 12-16-98

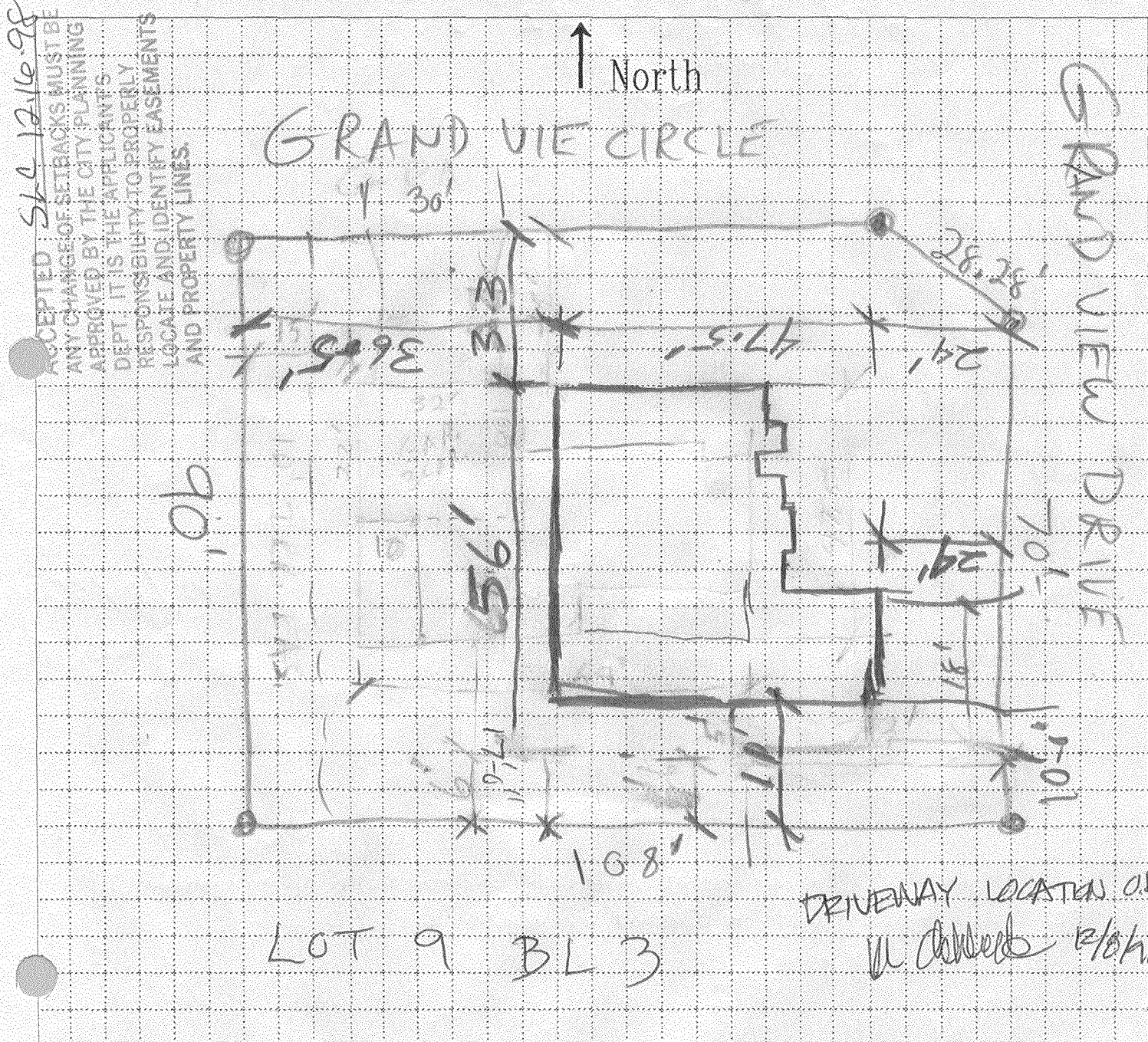
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

**In the Space Below Please Neatly Draw a Site Plan Showing the Following:**

1. An outline of the **property lines** with dimensions. . . . . [ ]
2. An outline of the **proposed structure** with **dotted lines** and **dimensions** of the proposed structure. . . . . [ ]
3. The **distance** from the proposed structure to the front, rear and side property lines (setbacks). . . . . [ ]
4. All **easements** and **rights-of-way** on the property. . . . . [ ]
5. All **other structures** on the property. . . . . [ ]
6. All **streets** adjacent to the property and street names . . . . . [ ]
7. All existing and proposed **driveways**. . . . . [ ]
8. Location of existing and/or **proposed parking** and **number of spaces**. . . . . [ ]

**Any of the above information the applicant fails to show on the drawing will result in a delay of obtaining the building permit.**



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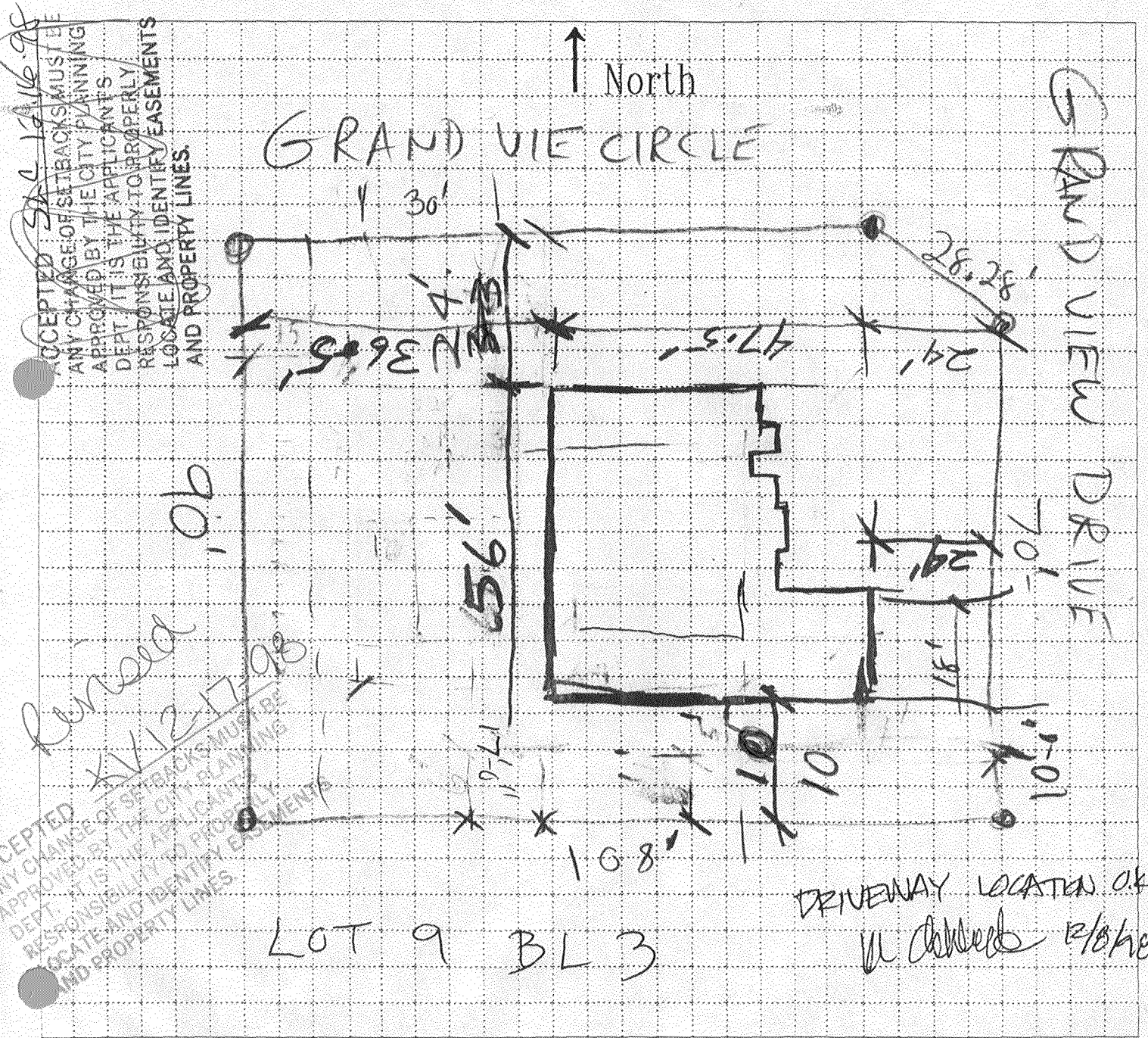
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