

FEE \$ 10⁰⁰
TCP \$ 0

BLDG PERMIT NO. 65655

SIF 292⁰⁰

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 638 Grand View⁹ TAX SCHEDULE NO. 2943-063-22-004
SUBDIVISION Grand View SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1700sq
FILING 2 BLK 3 LOT 4 SQ. FT. OF EXISTING BLDG(S) N/A
(1) OWNER Concept Builders LLC NO. OF DWELLING UNITS
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
(1) ADDRESS 2558 JANECE
(1) TELEPHONE 241 1050 NO. OF BLDGS ON PARCEL
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
(2) APPLICANT Same USE OF EXISTING BLDGS N/A
(2) ADDRESS Same DESCRIPTION OF WORK AND INTENDED USE:
(2) TELEPHONE Same New Home

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) Parking Req'mt 2
or 45' from center of ROW, whichever is greater
Side 5' from PL Rear 25' from PL Special Conditions _____
Maximum Height 32' CENS.T. 10 T.ZONE 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).

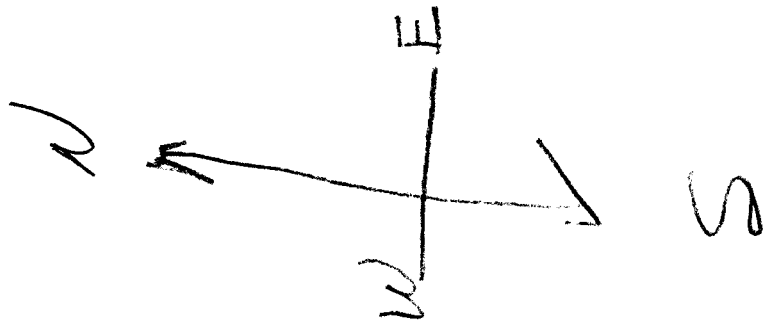
Applicant Signature [Signature] Date 6-12-98
Department Approval [Signature] Date 6-12-98

Additional water and/or sewer tap fee(s) are required: YES _____ NO _____ W/O No. 11363

Utility Accounting R. Raymond Date 6/12/98

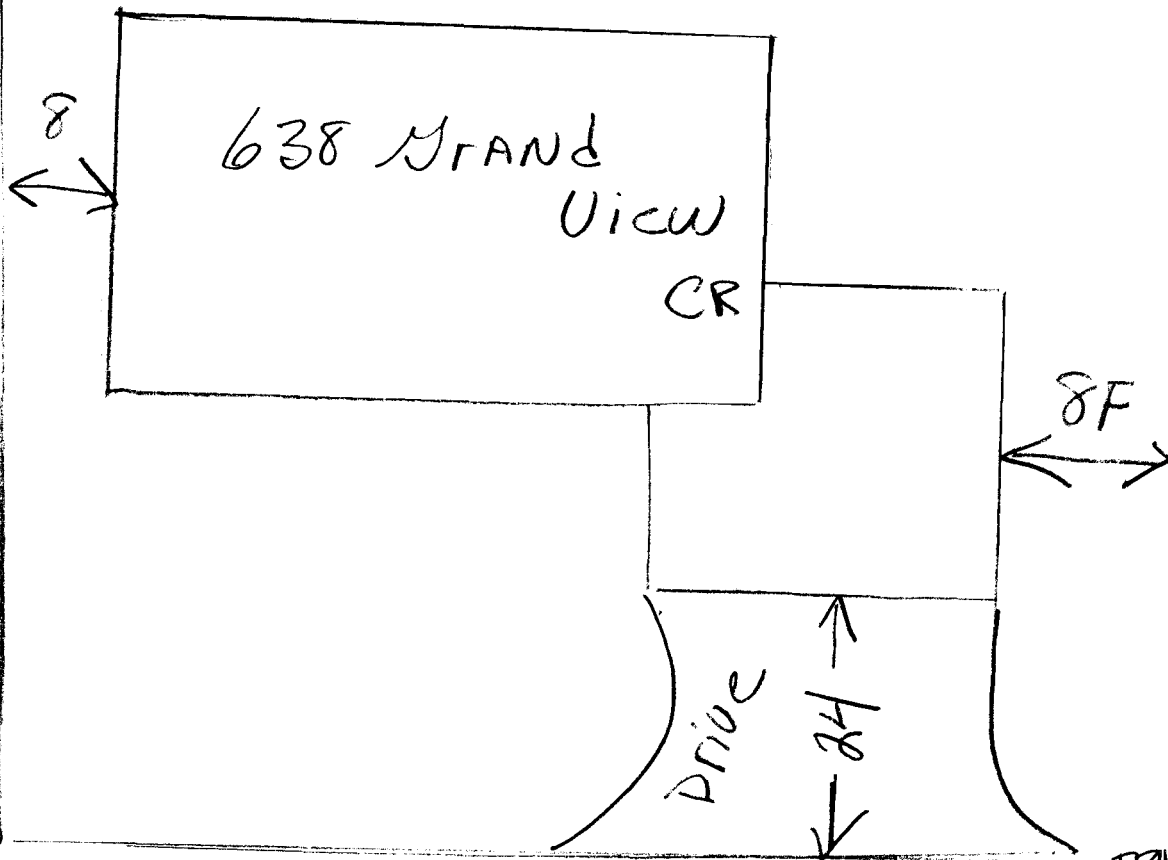
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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



85

ACCEPTED SIC 6-12-98
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.



108

Grand View Cr

REVENUE
LOCATION OK.
OK added 9/2/98