

| | |
|--------|--------|
| FEE \$ | 10.5 |
| TCP \$ | 0 |
| SIF \$ | 292.00 |



BLDG PERMIT NO. 66086

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

~~To be~~ chg. to 646 Grand View Cir.

BLDG ADDRESS 2805 Grand View Cir. TAX SCHEDULE NO. 2945-063-22-008
 SUBDIVISION Grand View Sub SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1720
 FILING 2 BLK 38 LOT 8 SQ. FT. OF EXISTING BLDG(S) 0
 (1) OWNER Centennial Const. NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 1520 Parmigan Ct. N. NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) TELEPHONE 242-7198 USE OF EXISTING BLDGS _____
 (2) APPLICANT Same as owner DESCRIPTION OF WORK AND INTENDED USE: _____
 (2) ADDRESS _____
 (2) TELEPHONE _____ New residence

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 45 from center of ROW, whichever is greater
 Side 5 ^{South} from PL Rear 25 ^{East} from PL Special Conditions _____
 Maximum Height 32 CENSUS 10 TRAFFIC 22 ANNX# _____

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 Mark B. Blair Date 7-10-98

Department Approval Tristen K. Anderson Date 7/22/98

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 11923

Utility Accounting Leah Shupe Date 7/22/98

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)

CENTENNIAL CONST.
1520 PTARMIGAN CT. N.
GRAND JUNCTION, CO
242-7198
JULY 7, 1997

ACCEPTED *VKA 7/21/98*
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.

GRAND VIEW CIRCLE

