

FEE \$	10.-
TCP \$	
SIF \$	292.-



BLDG PERMIT NO. 666127

**PLANNING CLEARANCE**

(Single Family Residential and Accessory Structures)

**Community Development Department**

BLDG ADDRESS 638 Grand View Dr TAX SCHEDULE NO. 2943-063-18-008  
 SUBDIVISION Grand View SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2200A  
 FILING 2 BLK 2 LOT 5 SQ. FT. OF EXISTING BLDG(S) 0  
 (1) OWNER Dick + Jean Olson NO. OF DWELLING UNITS  
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 3510 Ponderosa Way NO. OF BLDGS ON PARCEL  
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (1) TELEPHONE 243 4543  
 (2) APPLICANT SAME USE OF EXISTING BLDGS \_\_\_\_\_  
 (2) ADDRESS \_\_\_\_\_ DESCRIPTION OF WORK AND INTENDED USE: Single  
 (2) TELEPHONE \_\_\_\_\_ family residence 2 car gar

**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 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' CENSUS 10 TRAFFIC 27 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 7-14-98  
 Department Approval [Signature] Date 7-10-98

Additional water and/or sewer tap fee(s) are required: YES  NO  W/O No. 11457

Utility Accounting R. Raymond Date 7/16/98

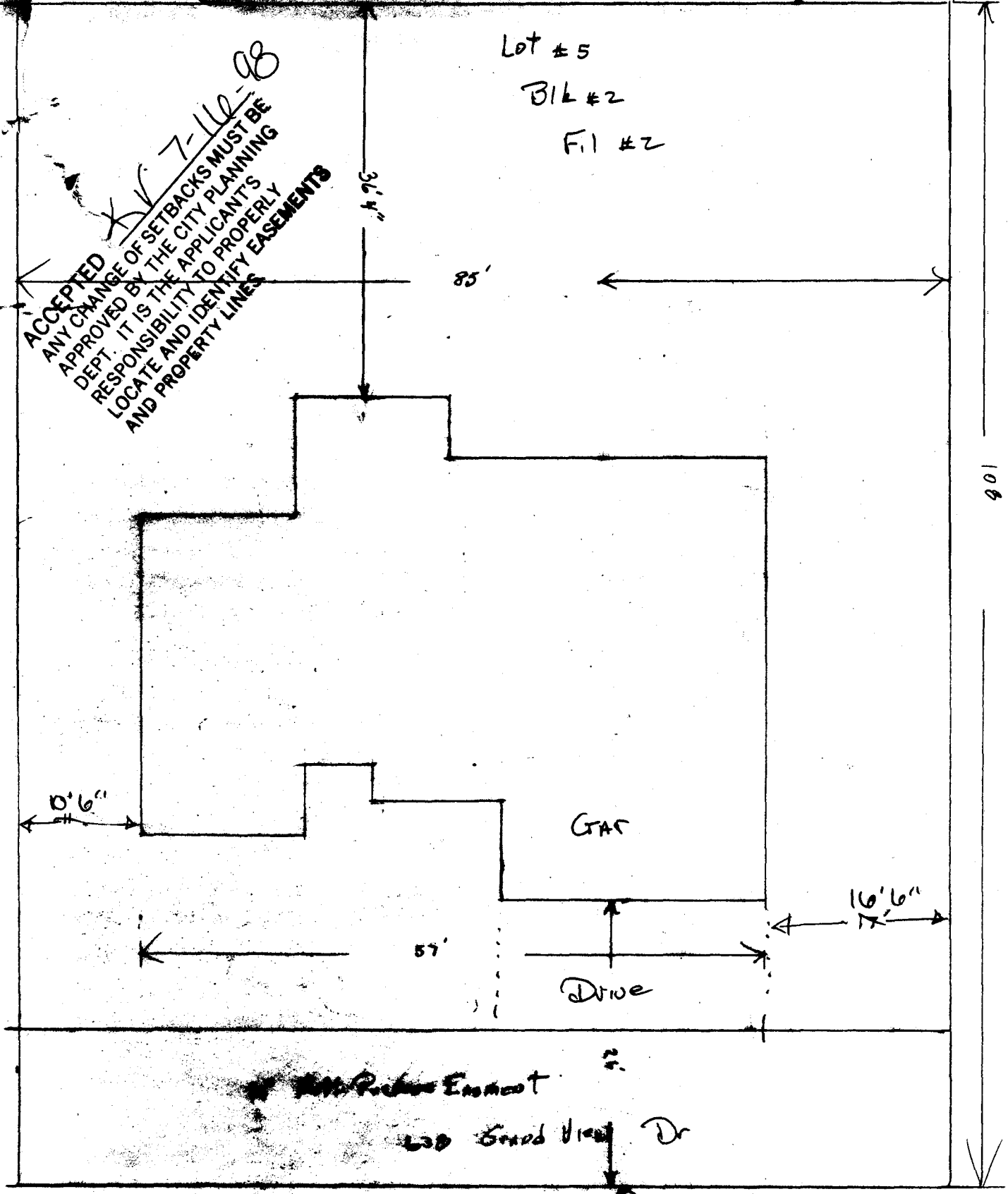
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

Lot #5  
Blk #2  
Fil #2

ACCEPTED  
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

7-14-08



Grand View Dr.

DRIVEWAY  
LOCATION O.K.  
W. Ashlock  
7/14/08  
A Street

22'

90'

85'

36'

10' 6"

57'

Drive

Grass

16' 6"

Grass

Grand View Dr