

FEE \$	10 ⁰⁰
TCP \$	0
SIF \$	292 ⁰⁰



BLDG PERMIT NO. 104511

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG ADDRESS 652 GRAND VIEW DRIVE TAX SCHEDULE NO. 2943-063-18-015

SUBDIVISION GRAND VIEW SUBDIVISION SQ. FT. OF PROPOSED BLDG(S)/ADDITION 21657

FILING 2 BLK 2 LOT 12 SQ. FT. OF EXISTING BLDG(S) New Construction

(1) OWNER MONUMENT HOMES NO. OF DWELLING UNITS
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 759 HORIZON DRIVE

(1) TELEPHONE 970-243-4890 NO. OF BLDGS ON PARCEL
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT MONUMENT HOMES USE OF EXISTING BLDGS New, Single family

(2) ADDRESS 759 HORIZON DRIVE DESCRIPTION OF WORK AND INTENDED USE: New Construction

(2) TELEPHONE 970-243-4890

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 3570

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 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 3/16/98

Department Approval [Signature] Date 4-6-98

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. #11150

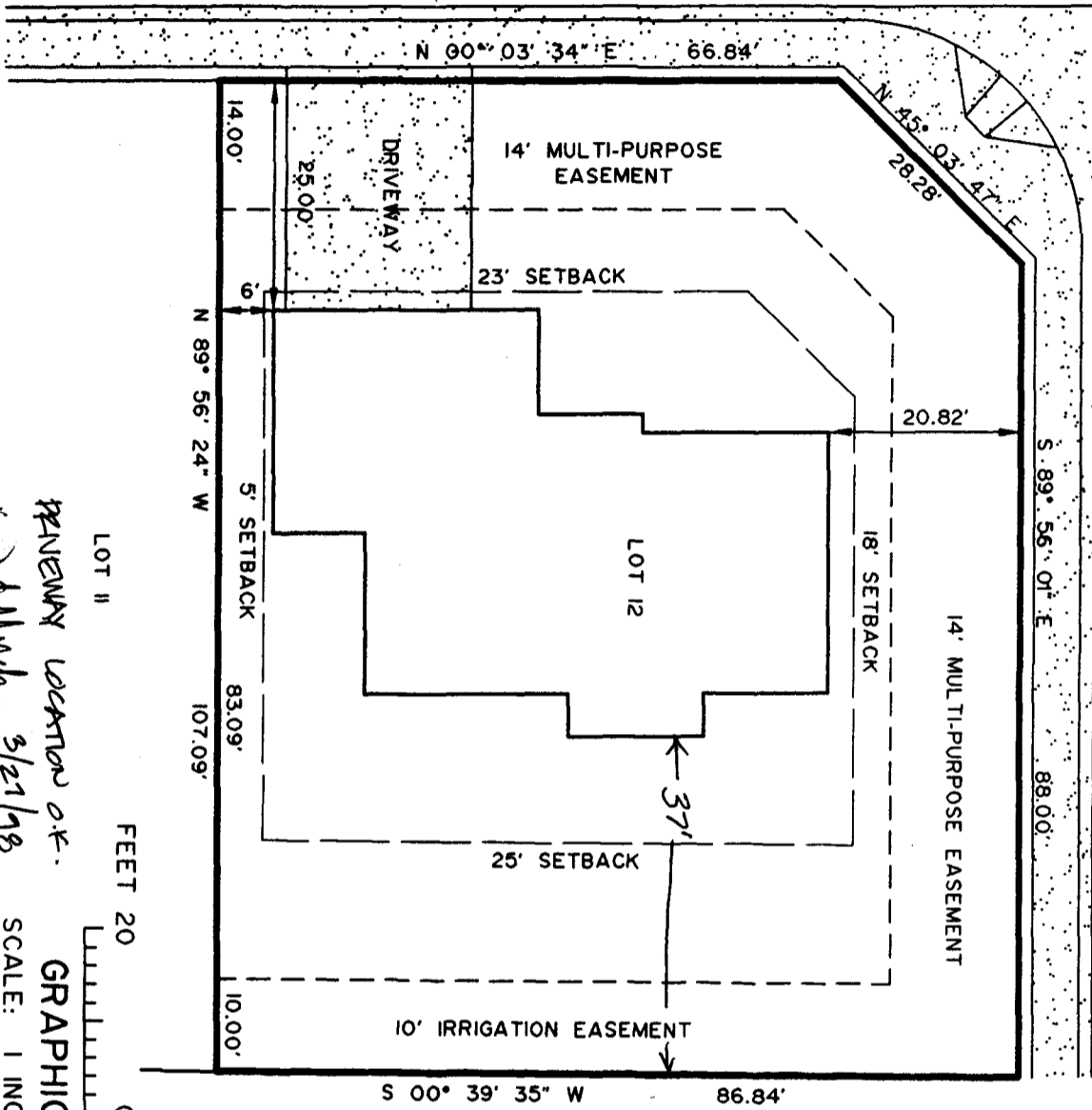
Utility Accounting [Signature] Date 4-6-98

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)

GRAND VIEW DRIVE

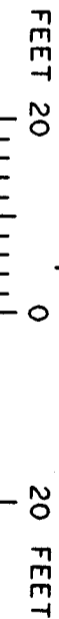
652 Grand View Drive
Grand View Subdivision



RIDGE DRIVE

REVENUE LOCATION O.K.
3/21/98

LOT 12



GRAPHIC SCALE
SCALE: 1 INCH = 20 FEET

ACCEPTED SLC 4-6-98
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.

