

#12-68999
#13-68998

FEE \$	10.00
TCP \$	500 x 2 = 1000 = 800
SIF \$	—

BLDG PERMIT NO. _____



PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

94

Unit #12 & #13

BLDG ADDRESS 1533 Crestview Way TAX SCHEDULE NO. 2945-013-08-007, 008

SUBDIVISION Crestview SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2813

FILING BLK _____ LOT 17-5, 17-6 SQ. FT. OF EXISTING BLDG(S) -0-

(1) OWNER Keith Watson NO. OF DWELLING UNITS BEFORE: 0 AFTER: 2 THIS CONSTRUCTION

(1) ADDRESS 1260 Grand

(1) TELEPHONE 245-6070 NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT Same USE OF EXISTING BLDGS Residence

(2) ADDRESS _____ DESCRIPTION OF WORK AND INTENDED USE: _____

(2) TELEPHONE _____ Residence (attached)

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 PR-8 Maximum coverage of lot by structures _____

SETBACKS: Front 15' from property line (PL) or _____ from center of ROW, whichever is greater Parking Req'mt _____

Side 0* from PL Rear 10' from PL Special Conditions * 12' between buildings

Maximum Height _____ * Cannot overhang past property line
CENSUS 10 TRAFFIC 21 ANN# _____

Modifications to this Planning Clearance must be approved, in writing, by 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, if applicable, 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 Keith R Watson Date 3/3/99

Department Approval Ronnie Edwards Date 3/5/99

Additional water and/or sewer tap fees are required: YES X NO _____ W/O No. 11991-11992

Utility Accounting Debi Overholt Date 3/5/99

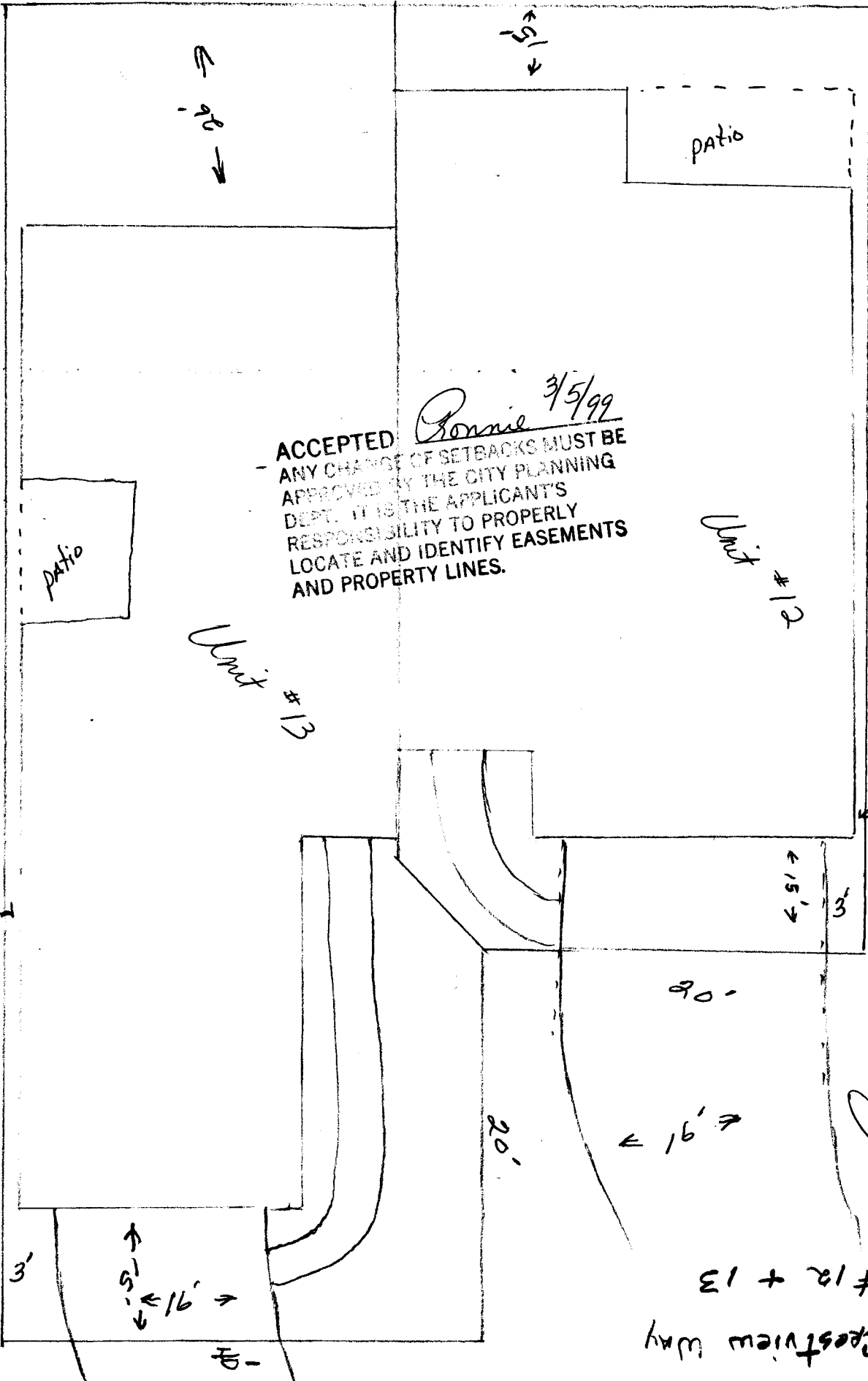
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

15th Street

30'

30'



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.

Ronnie 3/5/99

Unit #13

Unit #2

Common open space 117.65'

Common open space 100'

no overhang into open space

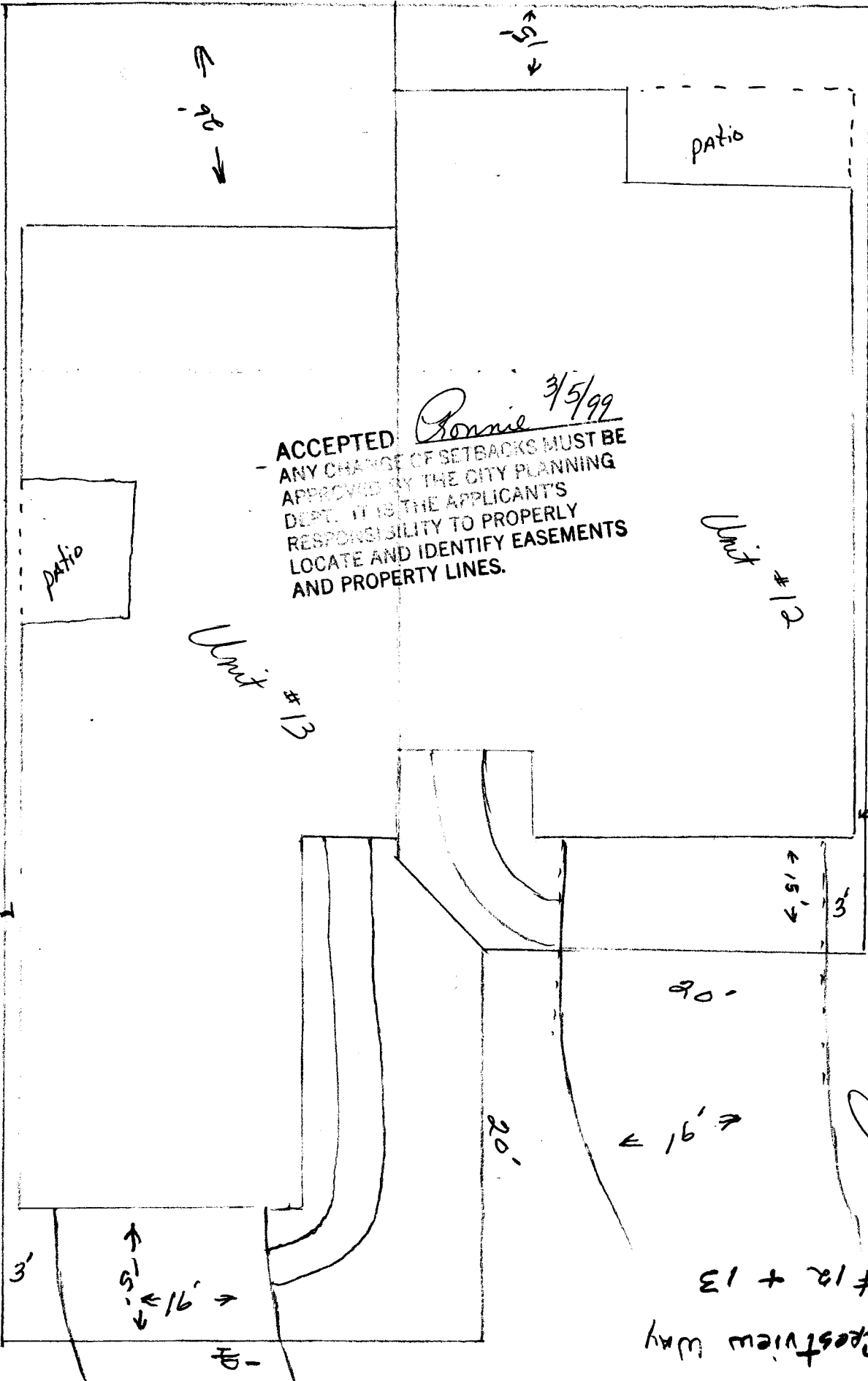
Done OK
 Rick Davis
 3-3-99

1533 Crestview Way
 #12 + 13

15th Street

30'

30'



Common open space

Common open space

no overhang into open space