

FEE \$	10.00
TCP \$	500.00
SIF \$	292.00



BLDG PERMIT NO. 71996

**PLANNING CLEARANCE**

(Single Family Residential and Accessory Structures)  
**Community Development Department**

BLDG ADDRESS 1533 CRESTVIEW WAY TAX SCHEDULE NO. 2945-013-08-017  
 SUBDIVISION UNIT 6 - Crestview SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1510  
 FILING BLK \_\_\_\_\_ LOT 17-12 SQ. FT. OF EXISTING BLDG(S) 0  
 (1) OWNER CONQUEST DEVELOPMENTS NO. OF DWELLING UNITS  
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 518 28 RD STE. A207 NO. OF BLDGS ON PARCEL  
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (1) TELEPHONE 243-1242  
 (2) APPLICANT CONQUEST DEVELOPMENTS USE OF EXISTING BLDGS \_\_\_\_\_  
 (2) ADDRESS 518 28 RD. STE. A207 DESCRIPTION OF WORK AND INTENDED USE: \_\_\_\_\_  
 (2) TELEPHONE 243-1242 SINGLE FAMILY HOUSE.

**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) Parking Req'mt 2  
 or \_\_\_\_\_ from center of ROW, whichever is greater  
 Side 0 from PL Rear 10 from PL Special Conditions \_\_\_\_\_  
 Maximum Height \_\_\_\_\_ CENSUS 10 TRAFFIC 21 ANNEX# \_\_\_\_\_

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 [Signature] Date 9-13-99  
 Department Approval [Signature] Date 9-16-99

Additional water and/or sewer tap fee(s) are required: YES  NO  W/O No. 12583  
 Utility Accounting [Signature] Date 9/16/99

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)

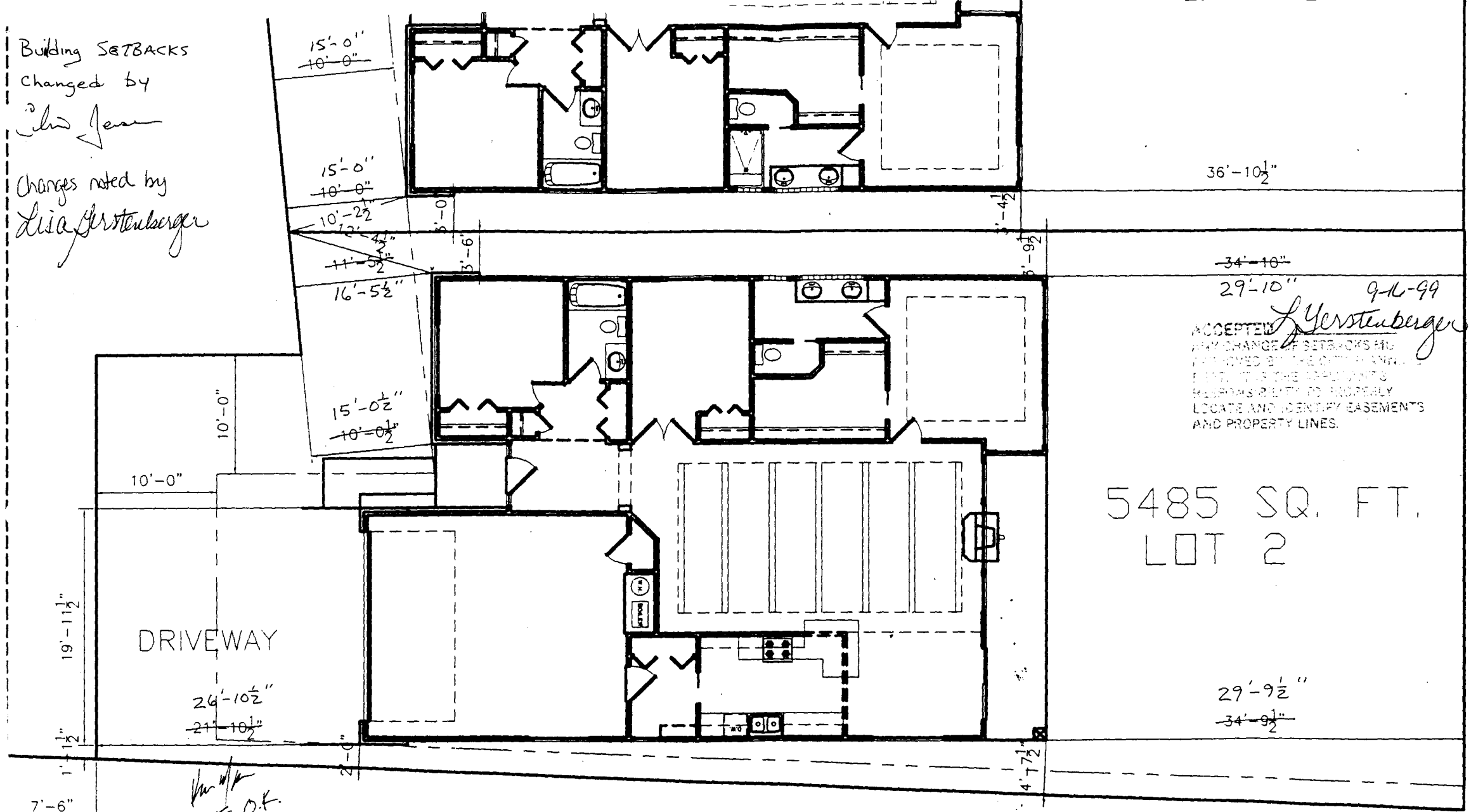
Building SETBACKS

changed by

*John Lee*

Changes noted by

*Lisa Gerstenberger*



ACCEPTED *Lisa Gerstenberger* 9-16-99  
 ANY CHANGE OF SETBACKS HAS  
 BEEN REVIEWED BY THE CITY PLANNING  
 DEPT. IT IS THE APPLICANT'S  
 RESPONSIBILITY TO PROPERLY  
 LOCATE AND IDENTIFY EASEMENTS  
 AND PROPERTY LINES.

5485 SQ. FT.  
 LOT 2

DRIVEWAY

*See site  
 DRIVE O.K.  
 9/14/99*

EXISTING 10' UTILITY EASEMENT  
 (PLAT BOOK 12, PAGE 352)

EXISTING 20' COMMON OPEN SPACE & LOT 10