

FEE \$	10 ⁰⁰
TCP \$	500 ⁰⁰
SIF \$	272 ⁰⁰



BLDG PERMIT NO.	71997
-----------------	-------

PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
Community Development Department

BLDG ADDRESS 1533 CRESTVIEW WAY TAX SCHEDULE NO. 2945-013-08-016

SUBDIVISION UNIT #5-Crestview SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1510

FILING BLK _____ LOT 17-11 SQ. FT. OF EXISTING BLDG(S) _____

(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 HOUSE / SINGLE FAMILY

(2) ADDRESS 518 28 RD. STE A207 DESCRIPTION OF WORK AND INTENDED USE: ↓

(2) TELEPHONE 243-1242

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. 1284

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)

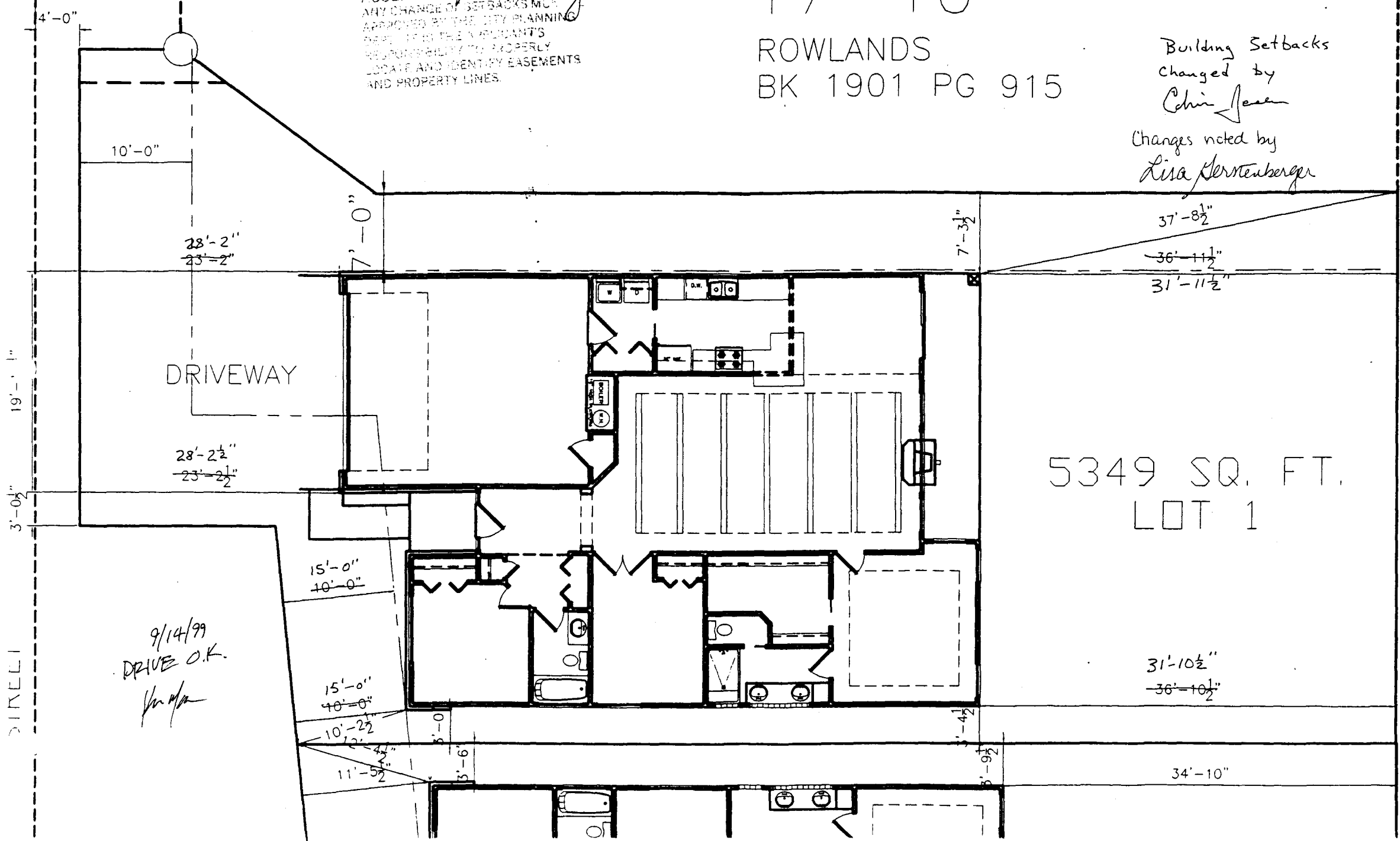
9-16-99

ACCEPTED *Lisa Herstenberger*
ANY CHANGE OF SETBACKS MUST
APPROVED BY THE CITY PLANNING
DEPT. IT IS THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

17-10
ROWLANDS
BK 1901 PG 915

Building Setbacks
changed by
Chin Lee

Changes noted by
Lisa Herstenberger



DRIVEWAY

5349 SQ. FT.
LOT 1

9/14/99
DRIVE O.K.
Van Ma

SIDE