

FEE \$	10.00
TCP \$	—
SIF \$	292.00



BLDG PERMIT NO. 69580

**PLANNING CLEARANCE**

(Single Family Residential and Accessory Structures)

**Community Development Department**

*(Handwritten initials)*

BLDG ADDRESS 642 Grandview Cir TAX SCHEDULE NO. 2943-063-22-006  
 SUBDIVISION Grandview SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1660  
 FILING 2 BLK 3 LOT 4 SQ. FT. OF EXISTING BLDG(S) —  
 (1) OWNER VMW Development LLP NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS Box 2401, Grand Junction CO  
 (1) TELEPHONE 248-9815 NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (2) APPLICANT TML Enterprises Inc USE OF EXISTING BLDGS Residential  
 (2) ADDRESS Box 2401, Grand Junction CO DESCRIPTION OF WORK AND INTENDED USE: —  
 (2) TELEPHONE 248-9815 New single family residence

**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 35%  
 SETBACKS: Front 23' from property line (PL) or 45' from center of ROW, whichever is greater Parking Req'mt 2  
 Side 5' from PL Rear 25' from PL Special Conditions —  
 Maximum Height 32' CENSUS 10 TRAFFIC 72 ANNEX# —

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 4/10/99  
 Department Approval — Date —

Additional water and/or sewer tap fee(s) are required: YES — NO ✓ W/O No. 12102  
 Utility Accounting [Signature] Date 4-13-99

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)

N

ACCEPTED 4-13-99  
ANY CHANGE OF SETBACKS OR  
APPROVED BY THE CITY ENGINEERING  
DEPT. IT IS THE ENGINEER'S  
RESPONSIBILITY TO PROPERLY  
LOCATE AND IDENTIFY EASEMENTS  
AND PROPERTY LINES

85'

25'

33'

6'

55'

10'

10'

1660 sq ft

108'

42'

5'

642  
Grand View Cir  
X+6 Bk 3

23'  
DRIVEWAY

26'

SET  
20'  
BACK

← 15' + →

Dwg OK  
Rick Davis  
4-12-99

GRAND VIEW CIR

TML Enterprises Inc  
Apr 10, 1999