

FEE \$	10.00
TCP \$	—
SIF \$	292.00



BLDG PERMIT NO.	69186
-----------------	-------

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

BLDG ADDRESS 651 GRANDVIEW DR TAX SCHEDULE NO. 2943-062-23-004

SUBDIVISION GRANDVIEW SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2100

FILING BLK 2 LOT 5 SQ. FT. OF EXISTING BLDG(S) 0

(1) OWNER GREG HOMAN NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 2852 PICARDOY DR. NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) TELEPHONE 257 7108 USE OF EXISTING BLDGS CONSTR.

(2) APPLICANT SCOTT CALVIN/CALVIN DESCRIPTION OF WORK AND INTENDED USE: NEW HOME

(2) ADDRESS 2944 I-70 B #208

(2) TELEPHONE 2551000

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 20' 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 22 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 Scott Calvin Date 3-16-99

Department Approval K. Valdez Date 3-17-99

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 12037 TR 89011

Utility Accounting Chick Anderson Date 3-17-99

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)

