

SEE \$	10.00
TCP \$	500.00
SIF \$	292.00

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

BLDG PERMIT NO. 79458



Your Bridge to a Better Community

BLDG ADDRESS 2819 KEYSTONE CT SQ. FT. OF PROPOSED BLDGS/ADDITION 2036 FINISHED
TAX SCHEDULE NO. 2943-062-35-012 SQ. FT. OF EXISTING BLDGS 0
SUBDIVISION GRAND VIEW TOTAL SQ. FT. OF EXISTING & PROPOSED 2036
FILING #4 BLK 3 LOT 12 NO. OF DWELLING UNITS:
Before: 0 After: 1 this Construction
(1) OWNER THOMAS R. MONDAY NO. OF BUILDINGS ON PARCEL
Before: 0 After: 1 this Construction
(1) ADDRESS 636 W. PAGOSA DR. USE OF EXISTING BUILDINGS N/A
(1) TELEPHONE 970-216-4501 c 970-256-7759 DESCRIPTION OF WORK & INTENDED USE NEW RESIDENTIAL
(2) APPLICANT OWNER TYPE OF HOME PROPOSED:
(2) ADDRESS _____ Site Built _____ Manufactured Home (UBC)
(2) TELEPHONE _____ _____ Manufactured Home (HUD)
_____ Other (please specify) _____

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 RMF-5 Maximum coverage of lot by structures 60%
SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES NO _____
or _____ from center of ROW, whichever is greater
Side 5' from PL, Rear 25' from PL Parking Req'mt 2
Maximum Height 35' Special Conditions _____
CENSUS 10 TRAFFIC 22 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 Thomas R Monday Date 03/28/2001
Department Approval [Signature] Date 4/6/01

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>3874</u>
Utility Accounting <u>[Signature]</u>			Date <u>4/6/01</u>

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

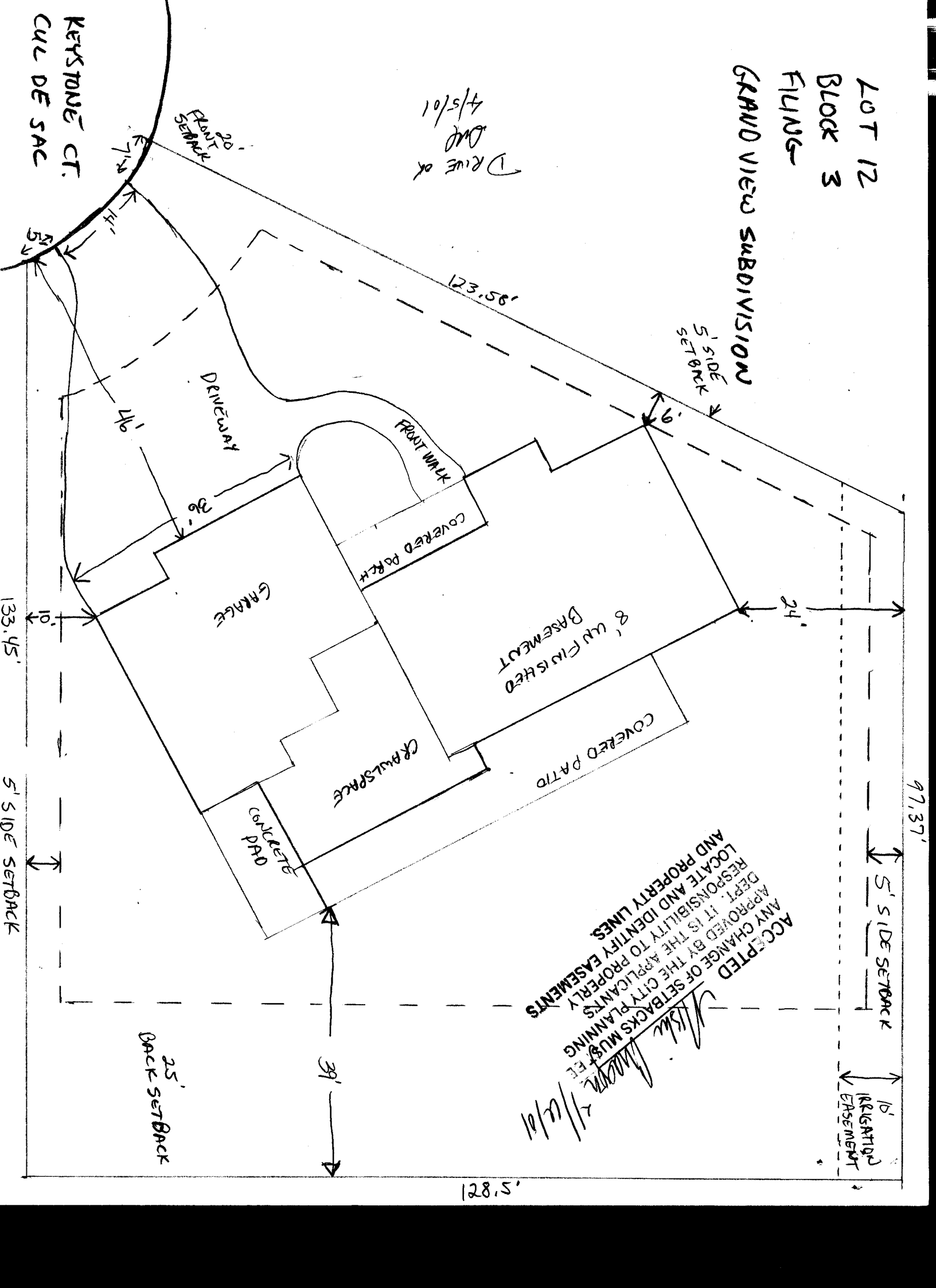
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

LOT 12
BLOCK 3
FILINGS

GRAND VIEW SUBDIVISION

DRIVE OR
DWP
4/5/01

KEYSTONE CT.
CUL DE SAC



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

[Signature]
 2/14/01