

FEE \$ <u>1000</u>
TCP \$
SIF \$

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

BLDG PERMIT NO. _____

38881-23877

Building Address 638 Grandview Dr No. of Existing Bldgs 1 No. Proposed -
 Parcel No. 2943-063-22-004 Sq. Ft. of Existing Bldgs 1700 Sq. Ft. Proposed -
 Subdivision Grandview Sq. Ft. of Lot / Parcel 85' x 108'
 Filing 2 Block 3 Lot 4 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 3576
 Height of Proposed Structure 9'

OWNER INFORMATION:

Name Judy MORTON
 Address 638 Grandview Dr
 City / State / Zip Gr. Jd., Colo 81503

APPLICANT INFORMATION:

Name Quality Home Concepts
 Address 517 melody lane
 City / State / Zip Gr. Jd., Colo 81501
 Telephone 244-8216

DESCRIPTION OF WORK & INTENDED USE:

New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): Porch cover & screened in area

***TYPE OF HOME PROPOSED:**

Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): _____

NOTES: _____

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.

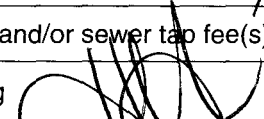
THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE R-5 Maximum coverage of lot by structures 60%
 SETBACKS: Front 20 from property line (PL) Permanent Foundation Required: YES / NO _____
 Side 5 from PL Rear 25 from PL Parking Requirement 2
 Maximum Height of Structure(s) 35' Special Conditions _____
 Voting District _____ Driveway _____
 Location Approval _____
 (Engineer's Initials)

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).

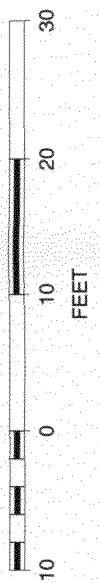
Applicant Signature Wanda Wigger Date 5-29-07
 Department Approval Wendy Spurr Date 5/29/07

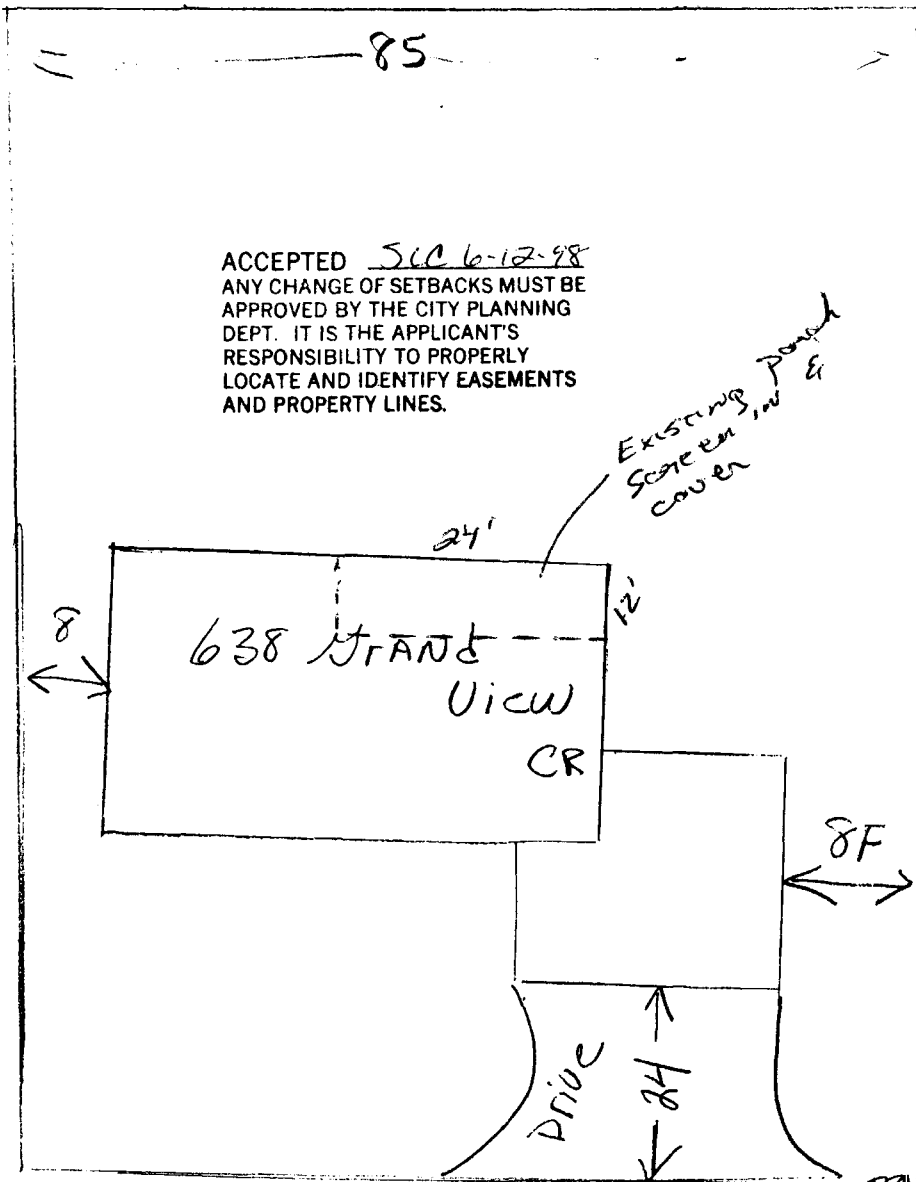
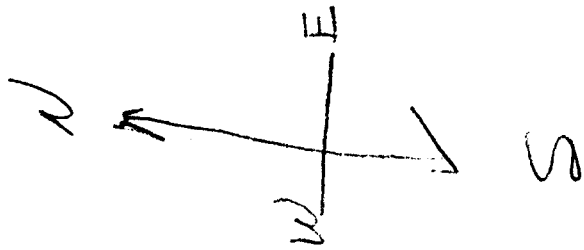
Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>No charge swr/water</u>
Utility Accounting 	Date <u>5/29/07</u>		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)



SCALE 1 : 166





ACCEPTED SIC 6-12-98
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPT. IT IS THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

EXISTING SCREEN,
POURED &
COVER

111

REVENUE
LOCATION OF
W. 12/18

Grand View Cr