

FEE \$	10 ⁰⁰
TCP \$	55.26

BLDG PERMIT NO. 58424

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

WOP

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 626 Grand View Dr. TAX SCHEDULE NO. 2943-063-17-001
 SUBDIVISION Grand View SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2190
 FILING 1 BLK 3 LOT 1 SQ. FT. OF EXISTING BLDG(S) N/A
 (1) OWNER Don DeLaMatte NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 634 Avon Dr.
 (1) TELEPHONE 434-6224 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT Jeff McClelland USE OF EXISTING BLDGS N/A
 (2) ADDRESS 2761 Brd #A DESCRIPTION OF WORK AND INTENDED USE: New
 (2) TELEPHONE 243-1884 Const. (to live in.)

REQUIRED: Two (2) plot plans, on 8 1/2" x 11" paper, showing all existing and proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, and all easements and 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 _____
 SETBACKS: Front 24' 23' from property line (PL) Parking Req'mt _____
 or 45' from center of ROW, whichever is greater
 Side 5' from PL Rear 25' from PL Special Conditions _____
or easements
 Maximum Height 32' CENS.T. 6 T.ZONE 22 ANN# _____

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 Jeff M. McClelland Date 11-27-96
 Department Approval Donnie Edwards Date 12-9-96

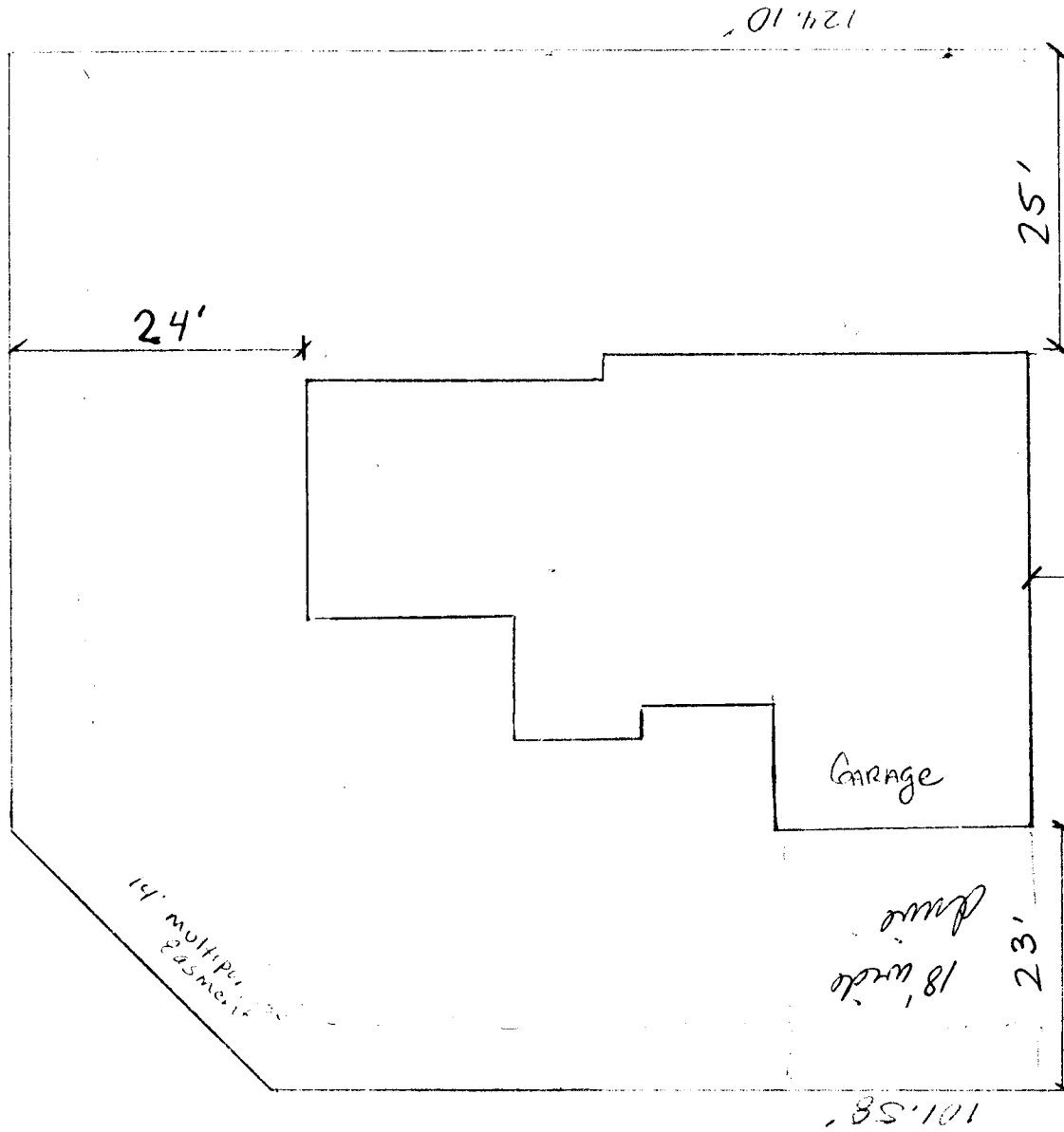
Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 9718

Utility Accounting Richard [Signature] Date 12-9-96

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)

Hawthorne Ave



ACCEPTED *Ronnie* 12/9/96
 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.

35'
 Drainage
 easement

35' (to eave)

50.06'

DRIVEWAY LOCATION OR

J. J. Olson
 12-4-96

626 Grand View Dr

