

FEE \$ 10⁰⁰
TCP \$ 0

BLDG PERMIT NO. 58372

Sch. Jump. 292.00

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

Sch Jump

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 629 Grand View Dr TAX SCHEDULE NO 2943-063-15-004
SUBDIVISION Grand View #2 SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1760⁴
FILING 2 BLK 1 LOT 4 (Lot) SQ. FT. OF EXISTING BLDG(S) N/A
(1) OWNER Norm McClelland NO. OF DWELLING UNITS
BEFORE: _____ AFTER: 1 THIS CONSTRUCTION
(1) ADDRESS 279. 31 3/4RD
(1) TELEPHONE 434-4718 NO. OF BLDGS ON PARCEL
BEFORE: _____ AFTER: 1 THIS CONSTRUCTION
(2) APPLICANT Same USE OF EXISTING BLDGS _____
(2) ADDRESS _____ DESCRIPTION OF WORK AND INTENDED USE: New
(2) TELEPHONE _____ House

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 35%
SETBACKS: Front 20' from property line (PL) Parking Req'mt 2
or 4' from center of ROW, whichever is greater
Side 5' from PL Rear 25' from PL Special Conditions _____
Maximum Height 32' CENS.T. 10 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 Norm McClelland Date 11/25/96
Department Approval Antonia Castello Date 12/3/96

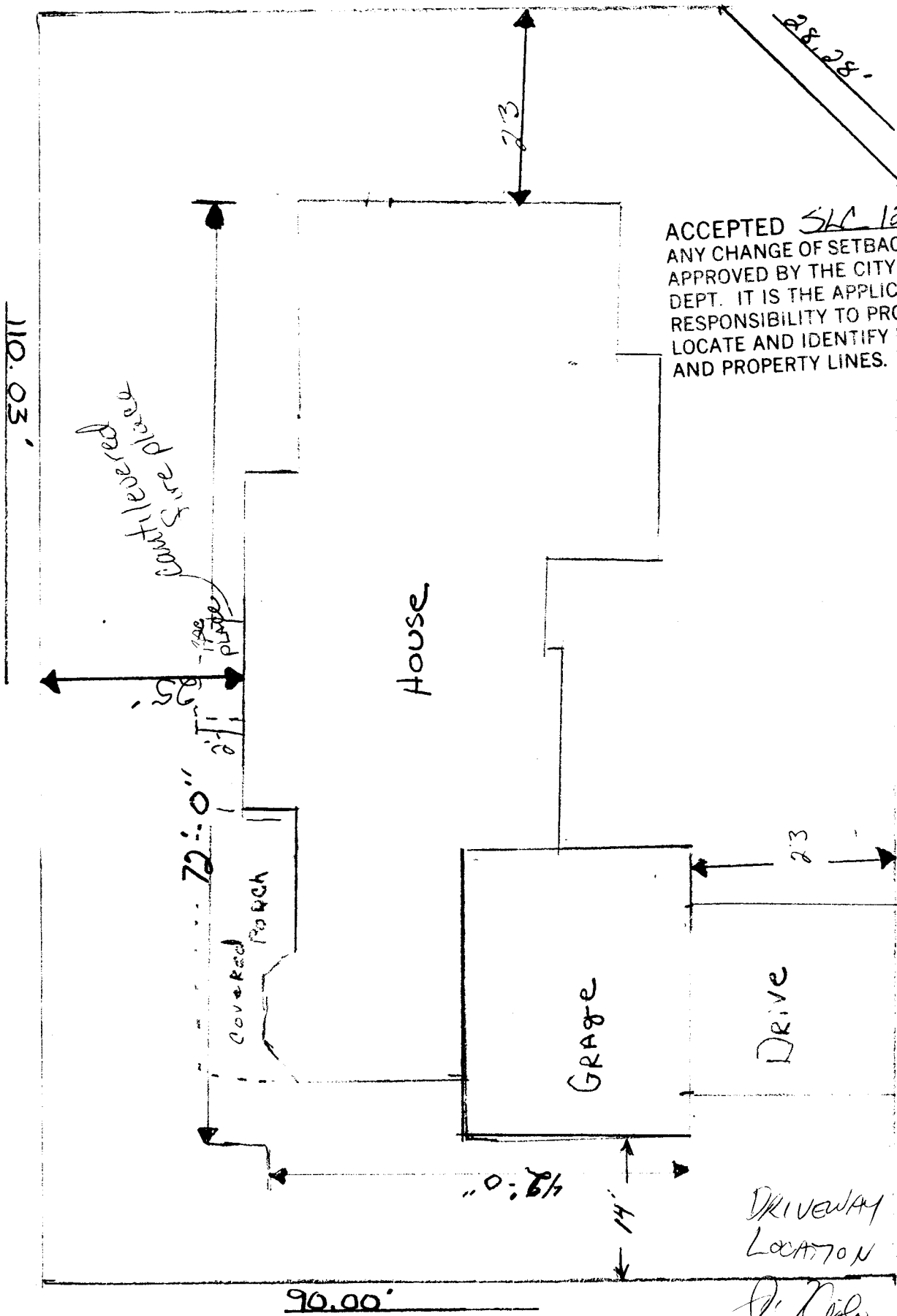
Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 9700
Utility Accounting Colbards Date 12-3-96

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)

GRAND VIEW CIRCLE

70.00'



ACCEPTED SLR 12/3/96
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.

Grand View Drive

DRIVEWAY LOCATION OK

J. P. [Signature]
12-2-96