

FEE \$	<u>10</u>
TCP \$	<u>0</u>

BLDG PERMIT NO. 102823

SIF- 292⁰⁰

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2801 Grand View circle TAX SCHEDULE NO. 2943-064-15-006

SUBDIVISION Grand View SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1768

FILING 2 BLK 1 LOT 3 SQ. FT. OF EXISTING BLDG(S) N/A

(1) OWNER Jeff McClelland NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 2761 brd #A NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) TELEPHONE 243-1884 USE OF EXISTING BLDGS N/A

(2) APPLICANT Same as above DESCRIPTION OF WORK AND INTENDED USE: _____

(2) ADDRESS _____

(2) TELEPHONE _____ New construction

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) or 45' from center of ROW, whichever is greater Parking Req'mt _____

Side 5' from PL Rear 25' from PL Special Conditions _____

Maximum Height 32' CENSUS TRACT 10 TRAFFIC ZONE 22

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 Jeffrey M. McClelland Date 11-3-97

Department Approval Connie Edwards Date 11-13-97

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 10218

Utility Accounting J. Adams Date 11-13-97

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)

90°

14' easement
5 - - - 5

10' easement
5 - - - 5

ACCEPTED *Ronnie* 11/13/97

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.

10x22 Covered Patio

110.06

116.85



8'

54'

28'

MIN. 10' FROM FE
REQUIRED
AT STREET

18' Driveway

23'

DRIVEWAY
LOCATION O.K.
R. Ashbeck
11/7/97

2801 Grand view Circle

Lot 3
block 1