

FEE \$ 10⁰⁰
TCP \$ 0

BLDG PERMIT NO. 61173

SIF \$ 292⁰⁰

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



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2803 Grand View Circle TAX SCHEDULE NO. 2943-063-15-005
SUBDIVISION Grand View SQ. FT. OF PROPOSED BLDG(S)/ADDITION ~~1718~~ 1760
FILING 2 BLK 1 LOT 2 SQ. FT. OF EXISTING BLDG(S) ~~1997~~
(1) OWNER Norm McClelland NO. OF DWELLING UNITS BEFORE: _____ AFTER: _____ THIS CONSTRUCTION
(1) ADDRESS 279 31 3/4 Rd. NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
(1) TELEPHONE 434-4718 USE OF EXISTING BLDGS _____
(2) APPLICANT SAME DESCRIPTION OF WORK AND INTENDED USE: _____
(2) ADDRESS { Build New House
(2) TELEPHONE _____

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 45' from center of ROW, whichever is greater
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 Norman McClelland Date 7/7/97
Department Approval Antonia Costello Date 7/15/97

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 10363
Utility Accounting J. Adams Date 7-15-97

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)

80'

ACCEPTED SLC 7/15/97
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.

38'

COVERED
PATIO

FIREPLACE

12'

53'8"

49'

GARAGE

9'

DRIVEWAY

17'

23'

10' easement



2803 GRAND VIEW Cir. DRIVEWAYS
LOCATION

OK
7-15-97

110.06