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BLDG PERMIT NO. 58936

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 634 Grand View Pl TAX SCHEDULE NO. 2943-063-18-006
 SUBDIVISION Grand View SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1887
 FILING 2 BLK 2 LOT 3 SQ. FT. OF EXISTING BLDG(S) _____
 (1) OWNER Jeff McClelland NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 2961 Blvd #A
 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) TELEPHONE 243-1884 USE OF EXISTING BLDGS _____
 (2) APPLICANT Same as above DESCRIPTION OF WORK AND INTENDED USE: New Construction
 (2) ADDRESS _____
 (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 R2

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 1-28-97
 Department Approval Justin J. Costello Date 1-29-97

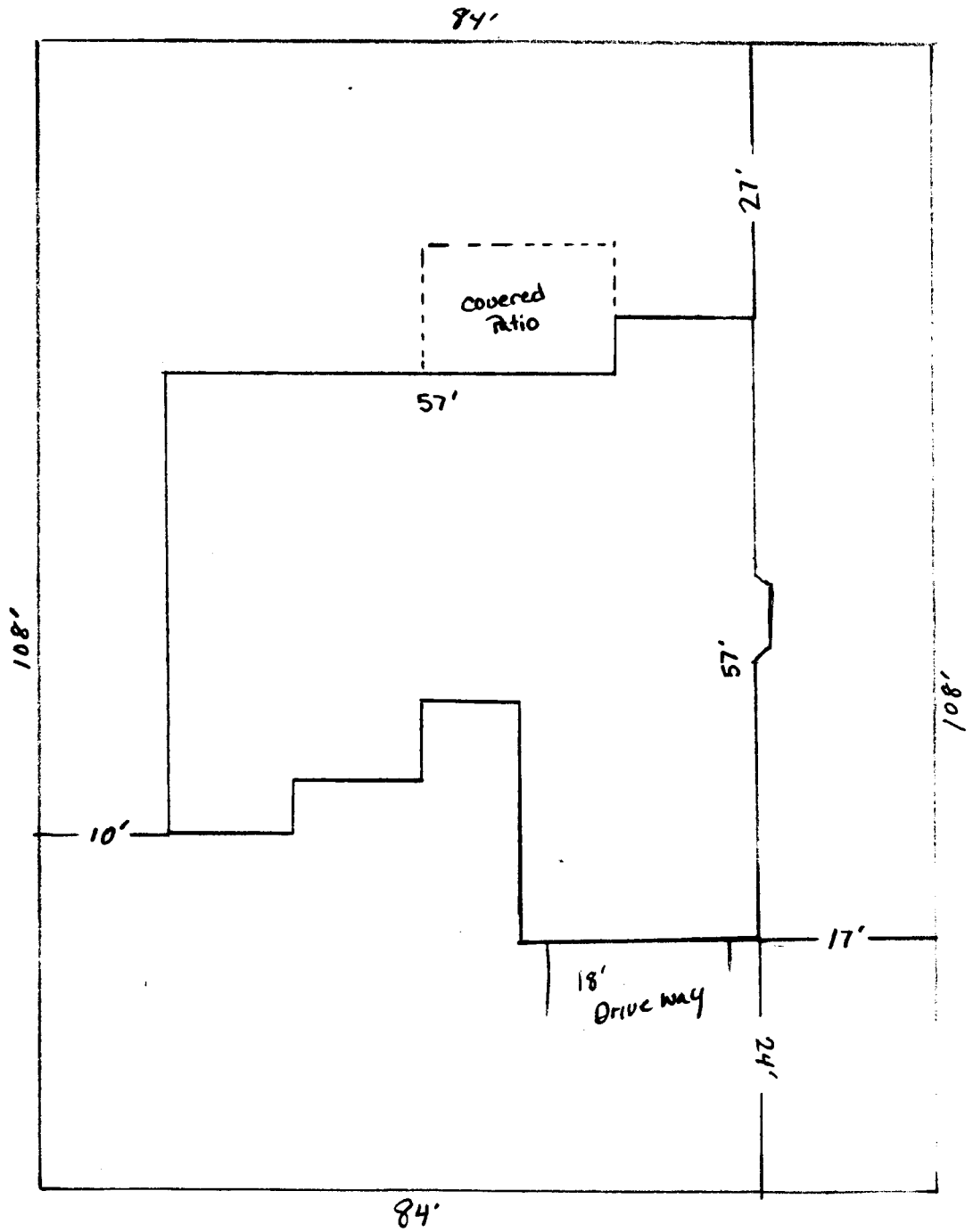
Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 9819

Utility Accounting Richardson Date 1-29-97

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)

ACCEPTED SLC 1/29/97
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.



634 Grand View DR
Lot 3 block 2

DRIVEWAY
LOCATION OK
J. K. Kish
1-28-97