

FEE \$	10 <sup>00</sup>
TCP \$	0

BLDG PERMIT NO. 101803

SIF \$292<sup>00</sup>

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS <u>635 Grand VIEW</u>	TAX SCHEDULE NO. <u>2943 063 22014</u>
SUBDIVISION <u>Grand VIEW</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITION <u>1759</u>
FILING <u>2</u> BLK <u>3</u> LOT <u>14</u>	SQ. FT. OF EXISTING BLDG(S) <u>N/A</u>
(1) OWNER <u>Jeff McClelland</u>	NO. OF DWELLING UNITS BEFORE: <u>0</u> AFTER: <u>1</u> THIS CONSTRUCTION
(1) ADDRESS <u>2761 1/2 rd # A</u>	NO. OF BLDGS ON PARCEL BEFORE: <u>0</u> AFTER: <u>1</u> THIS CONSTRUCTION
(1) TELEPHONE <u>243-1884</u>	USE OF EXISTING BLDGS <u>N/A</u>
(2) APPLICANT <u>Same</u>	DESCRIPTION OF WORK AND INTENDED USE: <u>New Residence</u>
(2) ADDRESS <u>Same</u>	
(2) TELEPHONE <u>Same</u>	

**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 <u>RSF-5</u>	Maximum coverage of lot by structures <u>35%</u>
SETBACKS: Front <u>20'</u> from property line (PL) or <u>45'</u> from center of ROW, whichever is greater	Parking Req'mt <u>2</u>
Side <u>5'</u> from PL Rear <u>25'</u> from PL	Special Conditions _____
Maximum Height <u>32'</u>	CENSUS TRACT <u>10</u> TRAFFIC ZONE <u>22</u>

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 <u>Jeffrey McClelland</u>	Date <u>Aug. 29, 1997</u>
Department Approval <u>Scott J. Costello</u>	Date <u>9/3/97</u>

Additional water and/or sewer tap fee(s) are required: YES  NO  W/O No. 81933

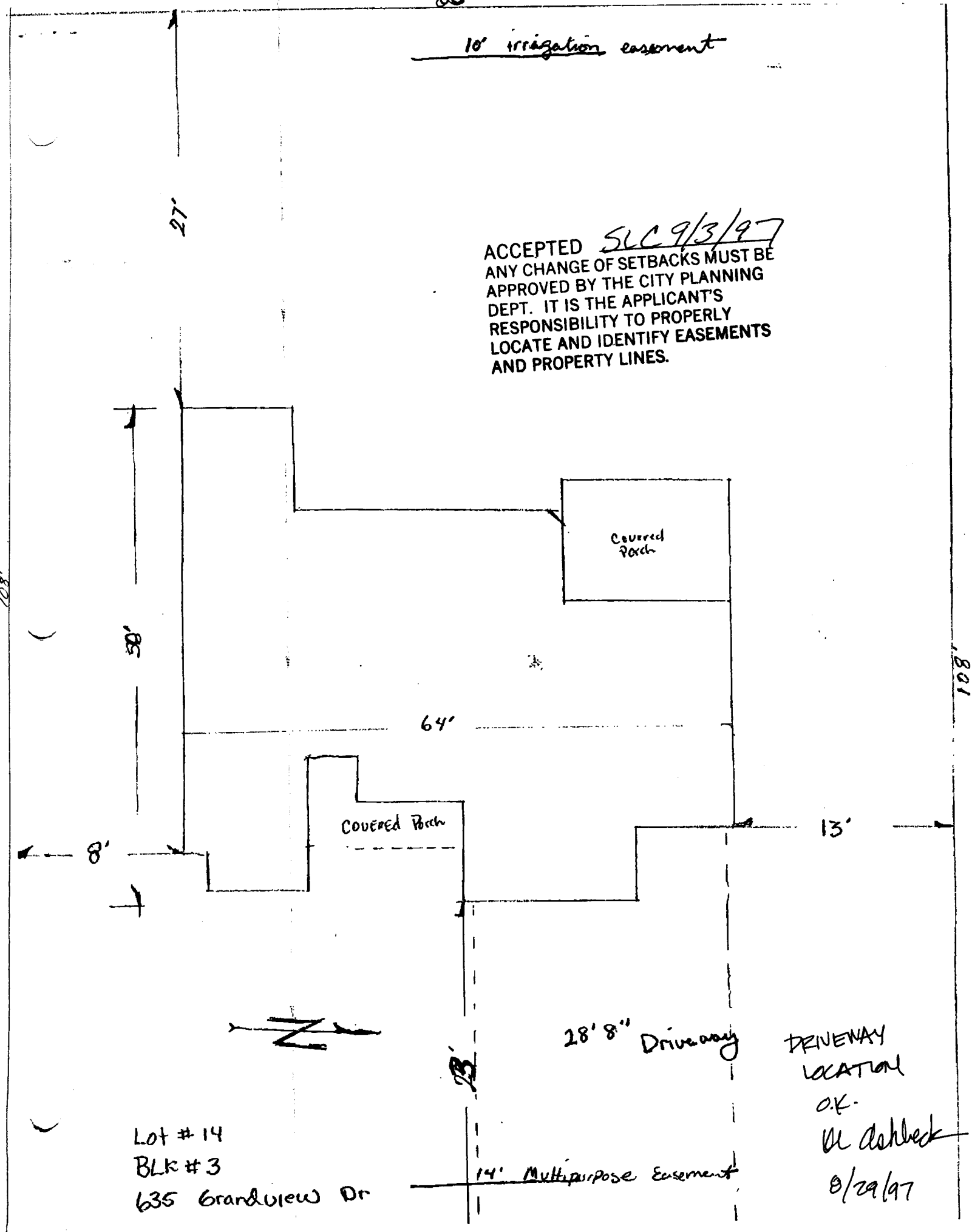
Utility Accounting J. Adams Date 9-3-97

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)

10' irrigation easement

ACCEPTED SLC 9/3/97  
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.



Lot #14  
Blk #3  
635 Grandview Dr

DRIVEWAY  
LOCATION  
O.K.  
W. Ashbeck  
8/29/97