

FEE \$	10 <sup>00</sup>
TCP \$	—
SIF \$	292 <sup>00</sup>



BLDG PERMIT NO. 123719

## PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)  
**Community Development Department**

BLDG ADDRESS 644 Grand View Circle TAX SCHEDULE NO. 2943-064-22-007  
 SUBDIVISION Grand View SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1604  
 FILING 2 BLK 3 LOT 7 SQ. FT. OF EXISTING BLDG(S) 0 N/A  
 (1) OWNER Norm McClelland NO. OF DWELLING UNITS  
 BEFORE: \_\_\_\_\_ AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 279 31 3/4 R.D.  
 (1) TELEPHONE 434-4718 NO. OF BLDGS ON PARCEL  
 BEFORE: \_\_\_\_\_ AFTER: \_\_\_\_\_ THIS CONSTRUCTION  
 (2) APPLICANT SAME USE OF EXISTING BLDGS N/A  
 (2) ADDRESS \_\_\_\_\_ DESCRIPTION OF WORK AND INTENDED USE: \_\_\_\_\_  
 (2) TELEPHONE \_\_\_\_\_ New House

**REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, driveway location & width & all easements & 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  
 of 45' from center of ROW, whichever is greater  
 Side 5' from PL Rear 25' from PL Special Conditions \_\_\_\_\_  
 Maximum Height 32' CENSUS 10 TRAFFIC 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 1-26-98  
 Department Approval Santa Costello Date 2-3-98

Additional water and/or sewer tap fee(s) are required: YES  NO \_\_\_\_\_ W/O No. 10902  
 Utility Accounting J. Adams Date 2-3-98

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)

85'-0"

36'-0"

ACCEPTED SLC 23-98  
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.

19'-0"

54'-0"

12'-0"

HOUSE

49'-0"

GRAGE

23'-0"

DRIVE  
215'

DRIVEWAY LOCATION O.K.

*R. Ashlock* 1/29/98

108'-0"

GRAND VIEW CIR.

85'-0"

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DRIVEWAY LOCATION O.K.  
K. Chubbuck 4/29/98

108'-0"

GRAND VIEW CIR.