

FEE \$	10
TCP \$	181
SIF \$	292



BLDG PERMIT NO. 69384

*(Handwritten initials)*

**PLANNING CLEARANCE**

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

BLDG ADDRESS 2822 Ridge DR. TAX SCHEDULE NO. 2943-062-03002 30-  
 SUBDIVISION Grand view SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1900  
 FILING 3 BLK 5 LOT 2 SQ. FT. OF EXISTING BLDG(S) N/A  
 (1) OWNER Norm McLelland NO. OF DWELLING UNITS  
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 497 Mountain View  
 (1) TELEPHONE 434-4718 NO. OF BLDGS ON PARCEL  
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (2) APPLICANT SAME USE OF EXISTING BLDGS \_\_\_\_\_  
 (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 R8F-5 Maximum coverage of lot by structures 35%  
 SETBACKS: Front 20' from property line (PL) Parking Req'mt 2  
 or \_\_\_\_\_ 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 McLelland Date 3/28/99  
 Department Approval X Valdez Date 4-1-99

Additional water and/or sewer tap fee(s), are required: YES \_\_\_\_\_ NO  W/O No. 12084  
 Utility Accounting Little Tanager Date April 1, 1999

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)

110.96

North

ACCEPTED ~~XV~~ 47-99  
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.

36'0"

Porch

70' House

50'0"

GRAGE

109.20

110.54

4'0"

18'0"

23'0"

DRIVE WAY  
18 to 20'

Drive OK  
Full Down  
3-29-99

Ridge Drive

-98.34 C 13