

FEE \$	10.00
TCP \$	500.00
SIF \$	292.00

(94)



BLDG PERMIT NO. 74822

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG ADDRESS 2818 Dillon Ct TAX SCHEDULE NO. 2943-062-30003
 SUBDIVISION Grand View SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2399
 FILING 4 BLK 3 LOT 9 SQ. FT. OF EXISTING BLDG(S) —
 (1) OWNER Mike McClelland & David McClelland NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 433 Mountain Side Lane
 (1) TELEPHONE 523-7356 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT David McClelland USE OF EXISTING BLDGS —
 (2) ADDRESS 3026 1/2 Moorland Dr DESCRIPTION OF WORK AND INTENDED USE:
 (2) TELEPHONE 5237356 New Single Family Res.

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' new Code from property line (PL)
 or — from center of ROW, whichever is greater Parking Req'mt —
 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 Mike McClelland Date 4-13-00
 Department Approval Bonnie Edwards Date 4-24-00

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 13044
 Utility Accounting Debi Overholt Date 4/24/00

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)

25' Set Back Line

80.80 N 00° 00' 43" E

10' easement

128.50 N 89° 59' 17" W

10' Irrigation Easement

25' Set Back Line

131.53 N 59° 19' 45" E

2818 Dillon Ct.

Drive OK
Enroll
4/19/00

14' Utility Easement

30' Radious

Driveway

RV Parking

21.19

133.43 S 00° 02' 45" W

ACCEPTED OF SETBACKS MUST BE
ANY CHANGE BY THE CITY PLANNING
DEPT. IT IS THE APPLICANTS
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

Bonnie

4/24/00