

FEE \$	10 ⁰⁰
TCP \$	500 ⁰⁰
SIF \$	292 ⁰⁰



BLDG PERMIT NO. 76190

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG ADDRESS 2812 Grand View DR TAX SCHEDULE NO. 2943-062-33-009
 SUBDIVISION Grand View SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1
 FILING 4 BLK 1 LOT 9 SQ. FT. OF EXISTING BLDG(S) 0
 (1) OWNER Marie Elizabeth Manes NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS Same
 (1) TELEPHONE _____ NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT Norm McClelland USE OF EXISTING BLDGS - N-A -
 (2) ADDRESS 497 Mtn Vista DR DESCRIPTION OF WORK AND INTENDED USE: _____
 (2) TELEPHONE 434-4718 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 RMF-5 Maximum coverage of lot by structures 60%
 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 35'
 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 3/1/00
 Department Approval Anta J. Castillo Date 8/8/00

Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. 13309
 Utility Accounting D. Varover Date 8-8-00

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)

85.00



ACCEPTED S/C 8/8/00
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.

38.0

Porch

9'

15'

House

GRAGE

110.00

110.00

DRIVE OK
SH
7/31/00

18' DRIVE way

23'

85.00'

GRAND. View. D.R.