

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



2

BLDG PERMIT NO. 79893

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

PAID
MAY 17 2001

BLDG ADDRESS 2819 Conifer Ct TAX SCHEDULE NO. 2943-062-35-002
 SUBDIVISION Grand View SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2300
 FILING 4 BLK 3 LOT 2 SQ. FT. OF EXISTING BLDG(S) N/A
 (1) OWNER Jeff McClelland NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 274 31 Rd NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT Same as above USE OF EXISTING BLDGS N/A
 (2) ADDRESS _____ DESCRIPTION OF WORK AND INTENDED USE: _____
 (2) TELEPHONE _____ New construction

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 Special Conditions _____
 Side 5' from PL Rear 25' from PL
 Maximum Height 35' CENSUS 10 TRAFFIC 22 ANNEX# _____

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).

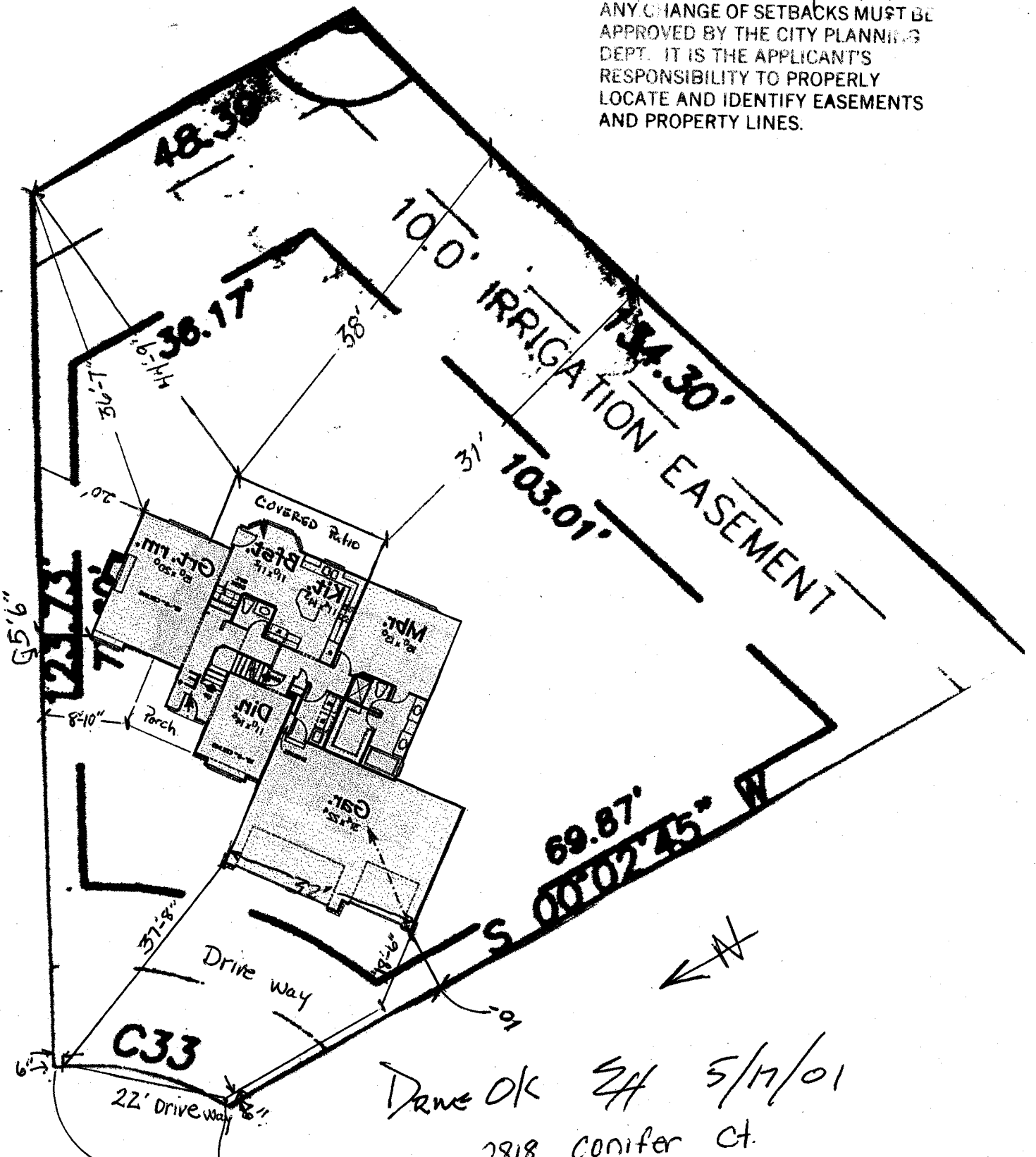
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature Jeff McClelland Date 5-14-01
 Department Approval Jayne Wilson Date 5/17/01
 Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 13972
 Utility Accounting T. Beusey Date 5/17/01

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)

5/17/01
 ACCEPTED *C. Faye Gibson*
 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.



DRIVE OK *GH* 5/17/01

2818 conifer ct.

BLK 3
 Lot 2

3 FOOT SETBACK
 REQUIRED EA
 SIDE