

Planning \$ <u>10.00</u>	Drainage \$
TCP \$ <u>500.00</u>	School Impact \$ <u>292.00</u>

BLDG PERMIT NO. <u>78598</u>
FILE #

PLANNING CLEARANCE

~~(site plan review, multi-family development, non-residential development)~~
Grand Junction Community Development Department

single family residence

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 657 Grandview Dr. TAX SCHEDULE NO. 294306233003
SUBDIVISION Grand View SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2399
FILING 4 BLK 1 LOT 3 SQ. FT. OF EXISTING BLDG(S) 0
OWNER Mike McClelland NO. OF DWELLING UNITS: BEFORE 0 AFTER 1
ADDRESS 433 Mountianside Ln. CONSTRUCTION
TELEPHONE 523 7356 NO. OF BLDGS ON PARCEL: BEFORE 0 AFTER 1
APPLICANT Mike McClelland USE OF ALL EXISTING BLDGS
ADDRESS 433 Mountianside Ln. DESCRIPTION OF WORK & INTENDED USE: New Single Family Res.
TELEPHONE 523 7356

Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE RMF-5 LANDSCAPING/SCREENING REQUIRED: YES ___ NO X
SETBACKS: FRONT: 20' from Property Line (PL) or from center of ROW, whichever is greater
SIDE: 5' from PL REAR: 25' from PL PARKING REQUIREMENT: _____
MAXIMUM HEIGHT 25' 36' SPECIAL CONDITIONS: _____
MAXIMUM COVERAGE OF LOT BY STRUCTURES 60% CENSUS TRACT 10 TRAFFIC ZONE 22 ANNEX _____

Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department Director. 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 307, Uniform Building Code). Required improvements in the public right-of-way must be guaranteed prior to issuance of a Planning Clearance. All other required site improvements must be completed or guaranteed prior to issuance of a Certificate of Occupancy. Any landscaping required by this permit shall be maintained in an acceptable and healthy condition. The replacement of any vegetation materials that die or are in an unhealthy condition is required by the Grand Junction Zoning and Development Code.

Four (4) sets of final construction drawings must be submitted and stamped by City Engineering prior to issuing the Planning Clearance. One stamped set must be available on the job site at all times.

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).

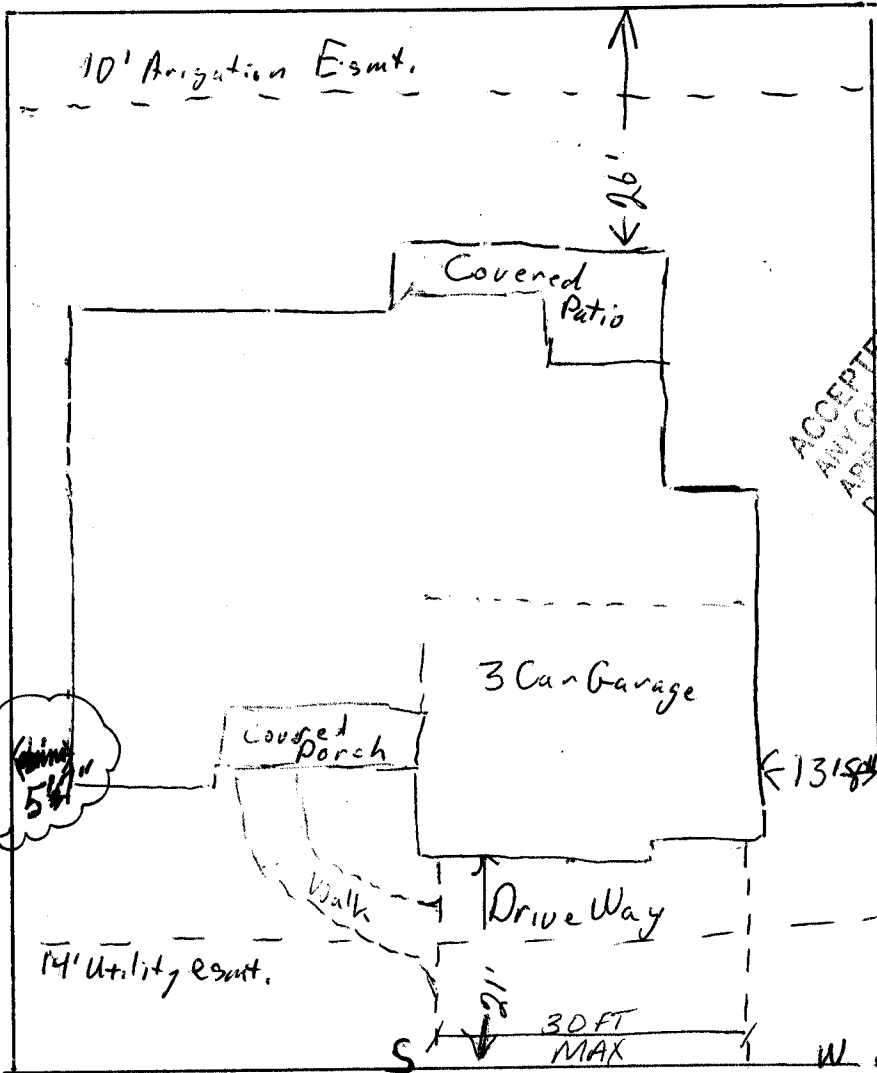
Applicant's Signature Mike McClelland Date 2/13/01
Department Approval Misha Dragon Date 2/13/01

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>13715</u>
Utility Accounting	<u>check</u>		Date <u>2/13/01</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning and Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

90'



ACCEPTED
 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.

Alisa Oragon 2/13/01

Raised 110'

90'
 657 Grand View Drive

DRIVE OR
 ONE
 2/7/01

Block 7
 Lot 3
 Filing # 4 Grand View

ACCEPTED
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 DEPT. IT IS THE APPLICANT'S
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 AND PROPERTY LINES.

Alisa Oragon 2/10/01