

FEE \$	10 <sup>00</sup>
TCP \$	181 <sup>00</sup>
SIF \$	292 <sup>00</sup>



BLDG PERMIT NO. 67927

### PLANNING CLEARANCE

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

BLDG ADDRESS 635 East Pagosa Dr TAX SCHEDULE NO. 2943-063-28-013

SUBDIVISION Grand View SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1911

FILING 3 BLK 2 LOT 11 SQ. FT. OF EXISTING BLDG(S) \_\_\_\_\_

(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

(1) TELEPHONE 523-2152 USE OF EXISTING BLDGS \_\_\_\_\_

(2) APPLICANT Same as above DESCRIPTION OF WORK AND INTENDED USE: Single

(2) ADDRESS \_\_\_\_\_ family New Construction

(2) TELEPHONE \_\_\_\_\_

**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' from property line (PL)  
 or 45' from center of ROW, whichever is greater Parking Req'mt 2

Side 5' from PL Rear 26' 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 Jeffrey M. McClelland Date Dec. 1, 1998

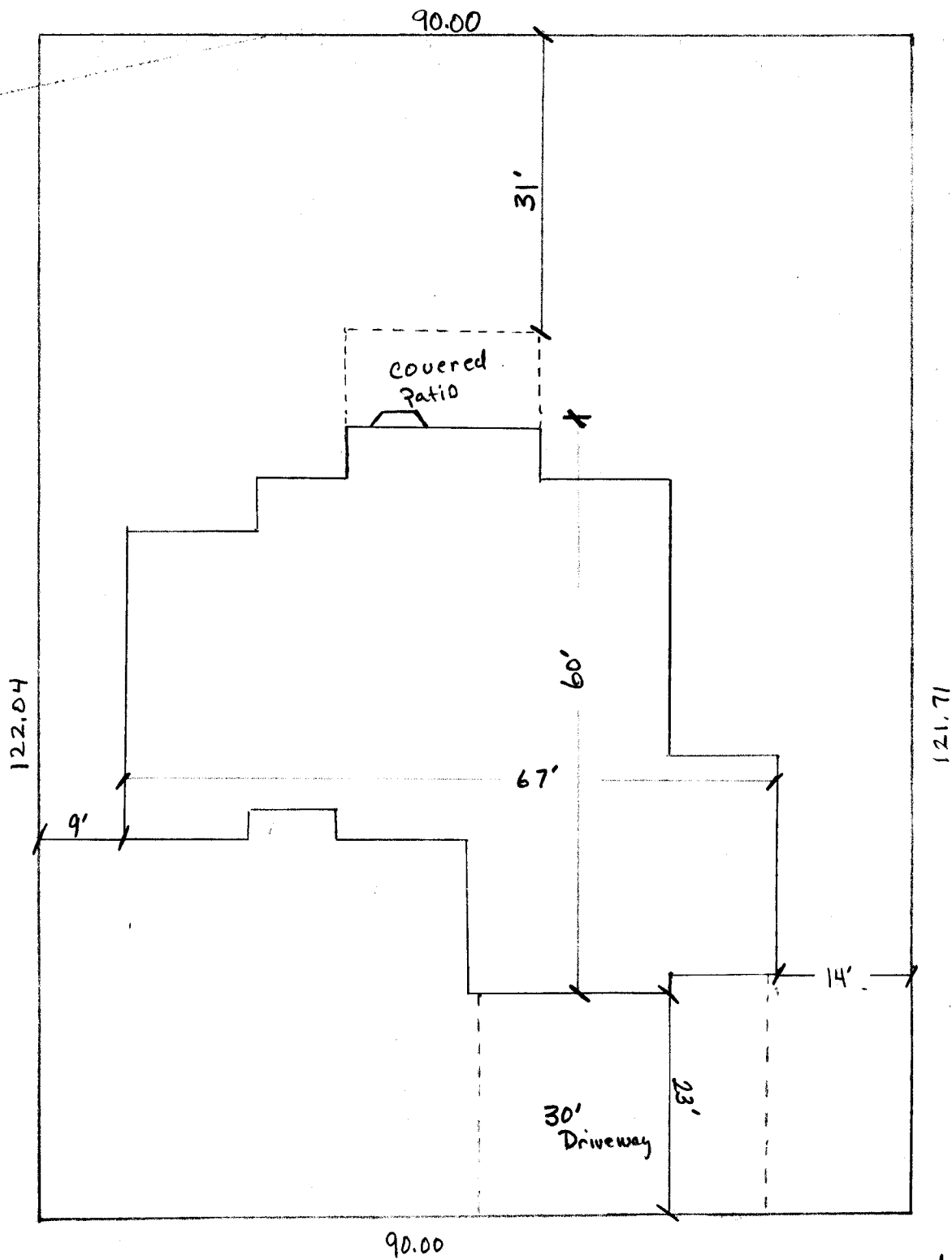
Department Approval Antonia Costello Date 12.15.98

Additional water and/or sewer tap fee(s) are required: YES  NO \_\_\_\_\_ W/O No. 11819

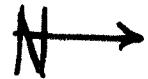
Utility Accounting [Signature] Date 12-15-98

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)



635 East Pagosa Dr.



ACCEPTED S/C 12.15.98  
 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

DRIVEWAY LOCATION OK  
*De [Signature]*  
 12/4/98