

FEE \$ 10⁰⁰
TCP \$ 181⁰⁰

BLDG PERMIT NO. 67857

SIF 292⁰⁰

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 637 East Pagosa Dr. TAX SCHEDULE NO. 2943-063-28-012
SUBDIVISION Grand View SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1928
FILING 3 BLK 2 LOT 10 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
(1) TELEPHONE 523-7152 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
(2) APPLICANT Same as above USE OF EXISTING BLDGS _____
(2) ADDRESS _____ DESCRIPTION OF WORK AND INTENDED USE: New
(2) TELEPHONE _____ Construction

REQUIRED: Two (2) plot plans, on 8 1/2" x 11" paper, showing all existing and proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, and all easements and 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 3570
SETBACKS: Front 20' from property line (PL) Parking Req'mt 2
or 5' from center of ROW, whichever is greater
Side 5' from PL Rear 25' from PL Special Conditions _____
Maximum Height 32'
CENSUS TRACT 10 TRAFFIC ZONE 22

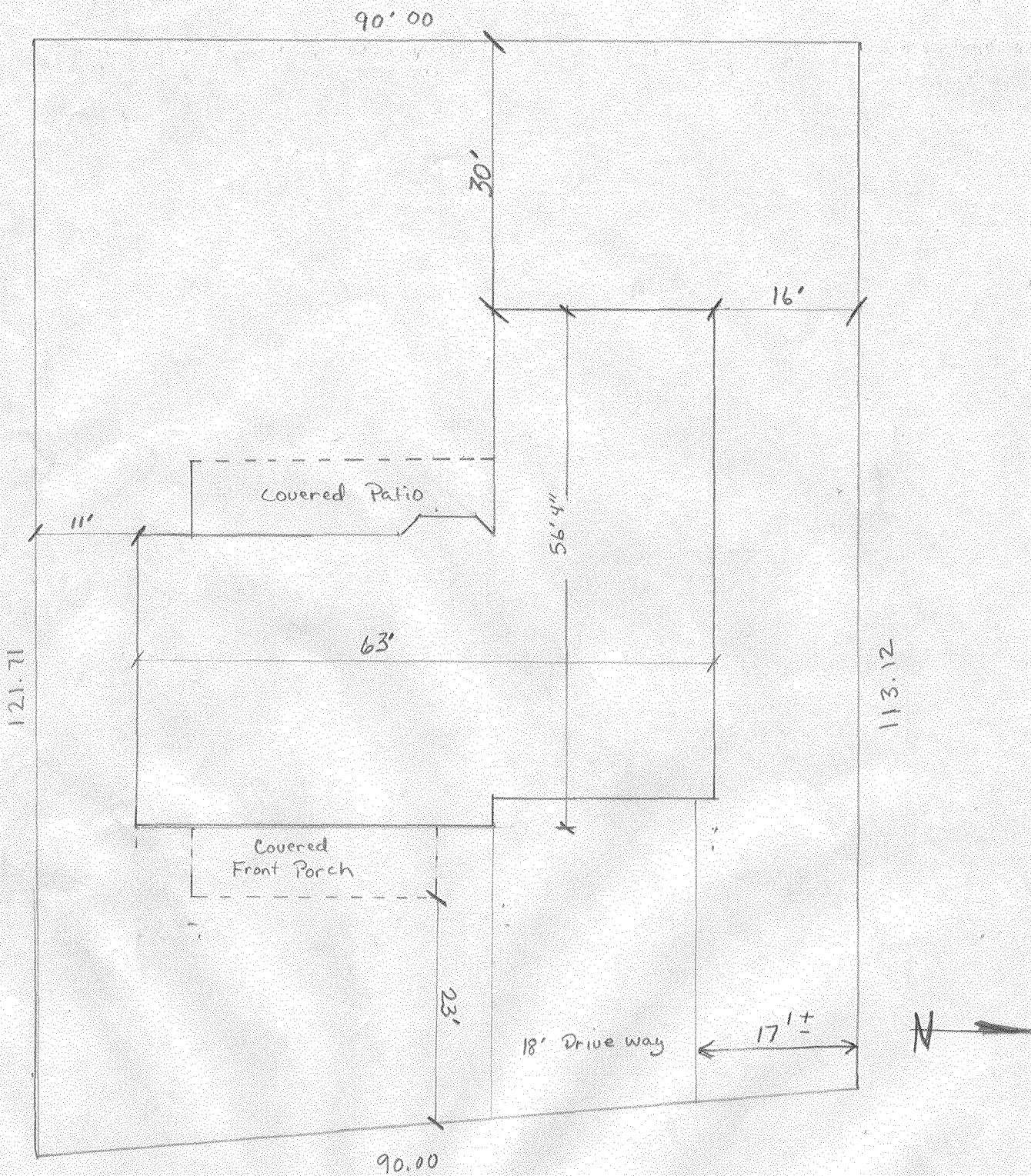
Modifications to this Planning Clearance must be approved, in writing, by the Director of the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued by the Building Department (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 _____
Department Approval Santa Costello Date 12-4-98
Additional water and/or sewer tap fees are required: YES NO W/O No. #118027A87742
Utility Accounting Chalbach Date 12-4-98

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)



637 East Pagosa Dr

Lot 10 block 2

ACCEPTED JLC 12.3.98
 ANY CHANGE OF SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPT. IT IS THE APPLICANT'S
 RESPONSIBILITY TO PROPERLY
 LOCATE AND SETBACK CASEMENTS
 AND PROPERTY LINES

DRIVEWAY
 LOCATION O.K.
 a. Ashel
 11/30/98