

FEE \$	10.00
TCP \$	0
SIF \$	292.00



BLDG PERMIT NO. 67486



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

BLDG ADDRESS 646 E. PAGOSA DR TAX SCHEDULE NO. 2943.043.28.002
 SUBDIVISION Grand View SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1930
 FILING 3 BLK 3 LOT 7 SQ. FT. OF EXISTING BLDG(S) N/A
 (1) OWNER Norm McClelland NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 279 31 3/4 Rd
 (1) TELEPHONE 434-4718 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT Same USE OF EXISTING BLDGS N/A
 (2) ADDRESS } DESCRIPTION OF WORK AND INTENDED USE:
 (2) TELEPHONE } 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 RSF-5 Maximum coverage of lot by structures 35%
 SETBACKS: Front 20' from property line (PL)
 of 45' from center of ROW, whichever is greater Parking Req'mt 2
 Side 5' from PL Rear 25' 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 Norman McClelland Date 10/26/98
 Department Approval Santa Hostells Date 10-3-98

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. #11723 TR87327
 Utility Accounting Chick Anderson Date 11-3-98

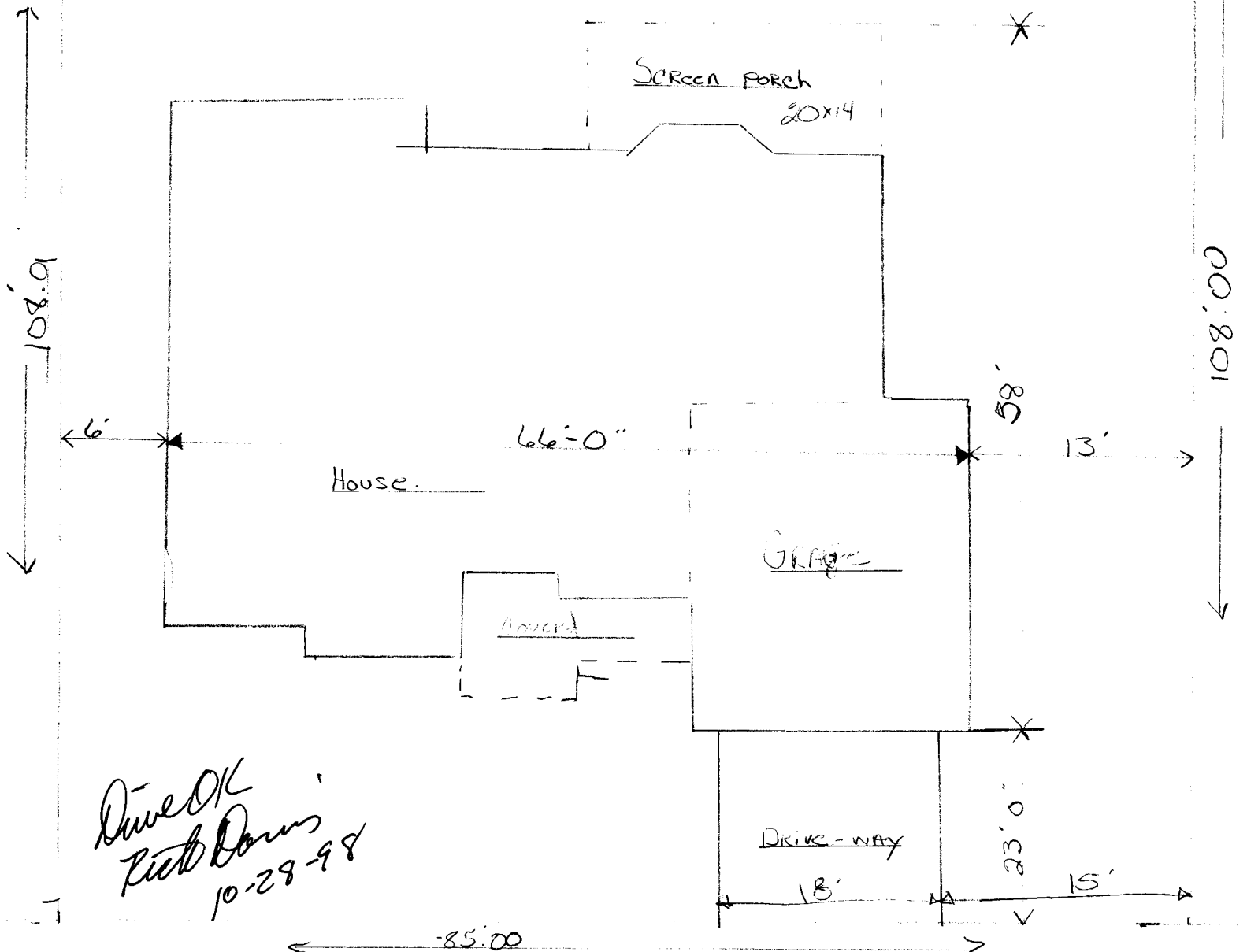
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

← 85.00 →

ACCEPTED SLC 11-3-98
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.

27' 0"



108' 01"

108' 01"

*Drive OK
Kick Down
10-29-98*

← 85.00 →

E. PAGOSA DR.