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|--------|-------|
| FEE \$ | 10.- |
| TCP \$ | 181.- |
| SIF \$ | 292.- |



BLDG PERMIT NO. 67858

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG ADDRESS 634 W. Pagosa A. TAX SCHEDULE NO. 2943-063-28-003
 SUBDIVISION Grand View Sub. SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2000
 FILING 3 BLK 2 LOT 1 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 R.D. NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) TELEPHONE 434-4718 USE OF EXISTING BLDGS N-A
 (2) APPLICANT SAME DESCRIPTION OF WORK AND INTENDED USE: New
 (2) ADDRESS House
 (2) TELEPHONE 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) Parking Req'mt 2
 or 48' from center of ROW, whichever is greater Special Conditions _____
 Side 5' from PL Rear 25' from PL
 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 Norm McClelland Date 11/23/98
 Department Approval A. Valdes Date 12-4-98

Additional water and/or sewer tap fee(s) are required: YES _____ NO X W/O No. _____
 Utility Accounting A. Valdes Date 12-4-98

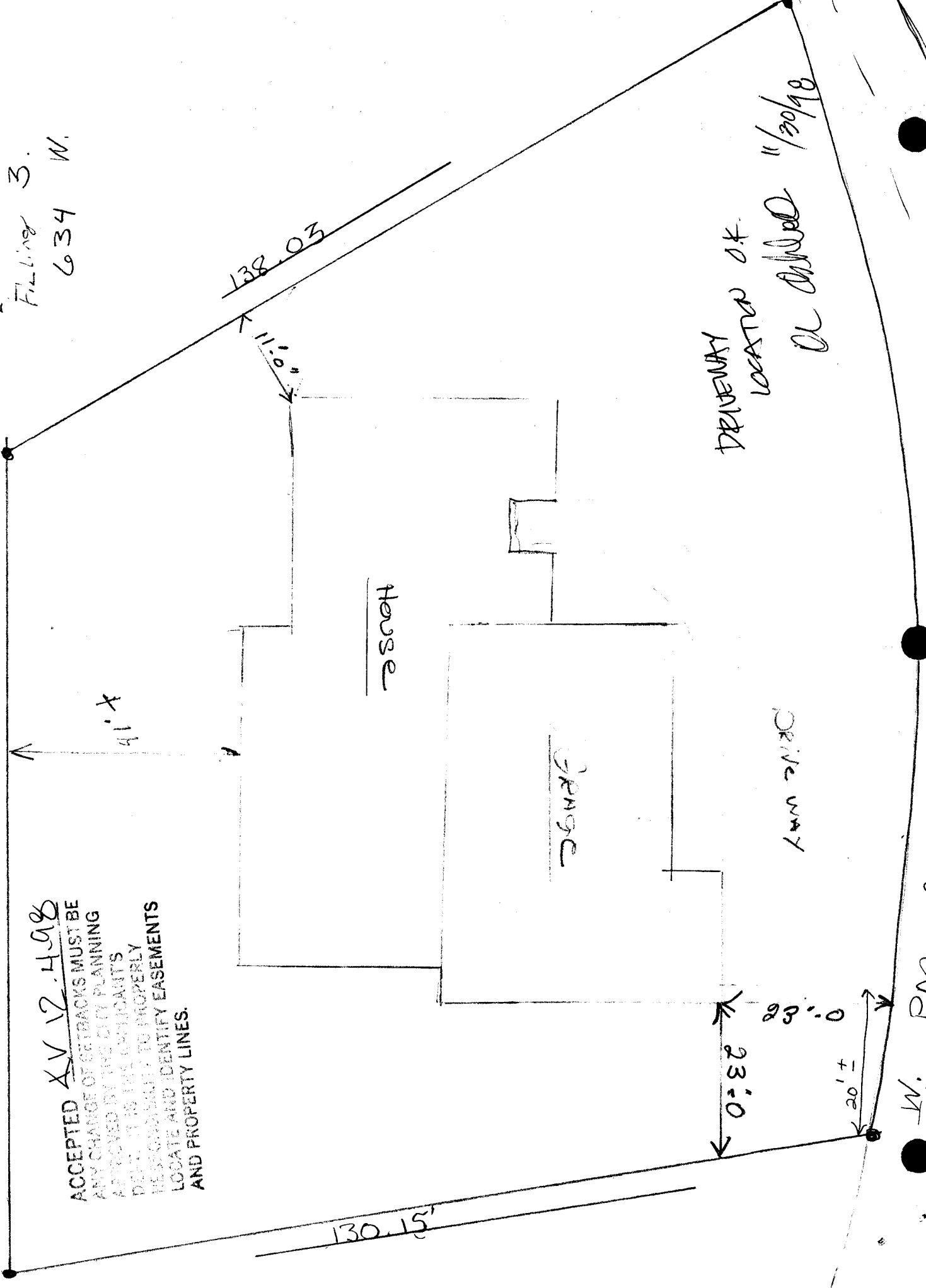
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

90.46'

lot 1 BLK 2
Filling 3.
634 W.

ACCEPTED XV 12.4.98
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
LOCATED 11/30/98
OR ASHED

DRIVEWAY

130.15'

138.03'

41'

11.6'

23'0"
0'58"
20'±

W. PAGO SA