

FEE \$ 10.-  
TCP \$ 181.-

BLDG PERMIT NO. 107153

SIF - 292.-  
Total 483.-

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

**THIS SECTION TO BE COMPLETED BY APPLICANT**

BLDG ADDRESS 638 W. PAGOSA DR TAX SCHEDULE NO. 294 3062.28002  
SUBDIVISION GRAND VIEW SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1760  
FILING 3 BLK 2 LOT 3 SQ. FT. OF EXISTING BLDG(S) 0  
(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 0 N-A  
(2) ADDRESS Same DESCRIPTION OF WORK AND INTENDED USE:  
(2) TELEPHONE Same New House

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 35%  
SETBACKS: Front 20' from property line (PL) Parking Req'mt 2  
or 43' from center of ROW, whichever is greater  
Side 5' from PL Rear 25' from PL Special Conditions \_\_\_\_\_  
Maximum Height 32'  
CENS.T. 10 T.ZONE 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 7/28/98  
Department Approval Ante Castella Date 8-3-98

Additional water and/or sewer tap fee(s) are required: YES  NO \_\_\_\_\_ W/O No. 11487  
Utility Accounting Odendrick Date 8-3-98

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)

90'-0"

West

29'-6"

South

ACCEPTED SLC 8-3-98  
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.

53'

110'-0"

110'-0"

COVERED  
Porch

\*

48'-0"

6'-0"

10'-0"

14'-0"

House

Garage

DRIVEWAY

20'-0"

90'-0"

638

W. PAGOSA DR.

7/30/98

DRIVEWAY  
LOCATION OK.  
De Ashford

