

FEE \$	10 ⁰⁰
TCP \$	181 ⁰⁰
SIF \$	292 ⁰⁰



BLDG PERMIT NO. 72983

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG ADDRESS 639 E. PAGOSA DR TAX SCHEDULE NO. 2943-063-28-011

SUBDIVISION Grand view SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1961

FILING 3 BLK 2 LOT 9 SQ. FT. OF EXISTING BLDG(S) N-A

(1) OWNER Norm McClelland NO. OF DWELLING UNITS
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 497 Mountain Vista

(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 SAME DESCRIPTION OF WORK AND INTENDED USE:
New House

(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 _____

SETBACKS: Front 20' from property line (PL) Parking Req'mt _____
or 45' from center of ROW, whichever is greater

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 Norm McClelland Date 11-29-99

Department Approval Ronnie Edwards Date 11-29-99

Additional water and/or sewer tap fee(s) are required: YES _____ NO _____ W/O No. 12723

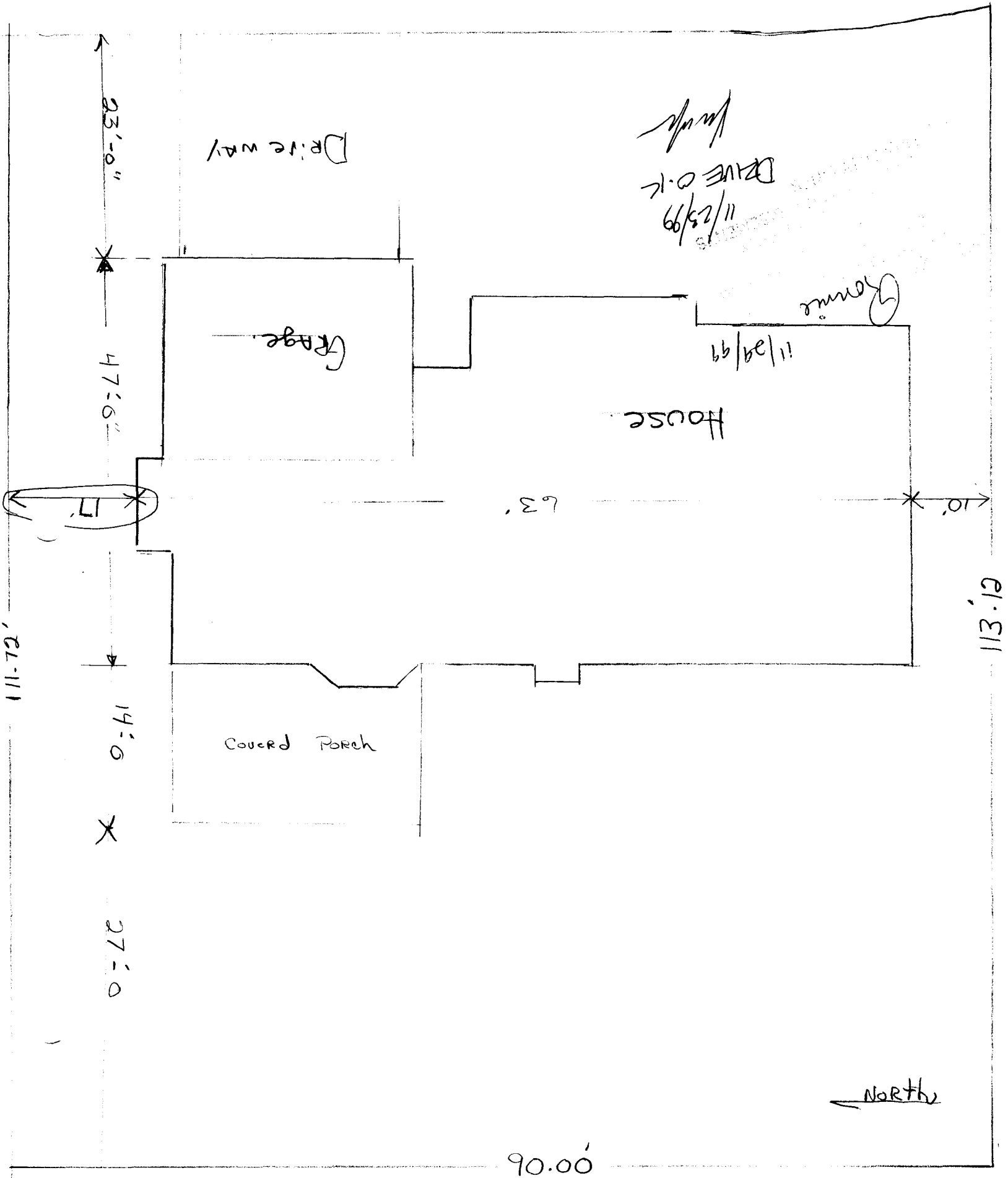
Utility Accounting Bette Knover Date 11/29/99

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)

639

E. TAGOSA DR.



11/23/99
DRIVE O.K.
W/MP

Home

11/29/99

House

DRIVEWAY

Garage

Covered Porch

83'-0"

47'-6"

14'-0"

27'-0"

17

90'-00'

113'-12"

North

11-72'