

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



BLDG PERMIT NO 68905

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

(Handwritten initials)

BLDG ADDRESS 641 East Pagosa TAX SCHEDULE NO. 2943-063-28-010

SUBDIVISION Grand View SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2329

FILING 3 BLK 2 LOT 8 SQ. FT. OF EXISTING BLDG(S) _____

(1) OWNER Jeff McClelland NO. OF DWELLING UNITS
 BEFORE: 2 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 274 31 rd

(1) TELEPHONE 523-7152 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT Same as above USE OF EXISTING BLDGS _____

(2) ADDRESS _____ DESCRIPTION OF WORK AND INTENDED USE: New Home

(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

ONE RSF-5

Maximum coverage of lot by structures 35%

SETBACKS: Front 20' from property line (PL)
 or 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 Jeffrey M. McClelland Date 3-5-99

Department Approval K. Valdez Date 3-5-99

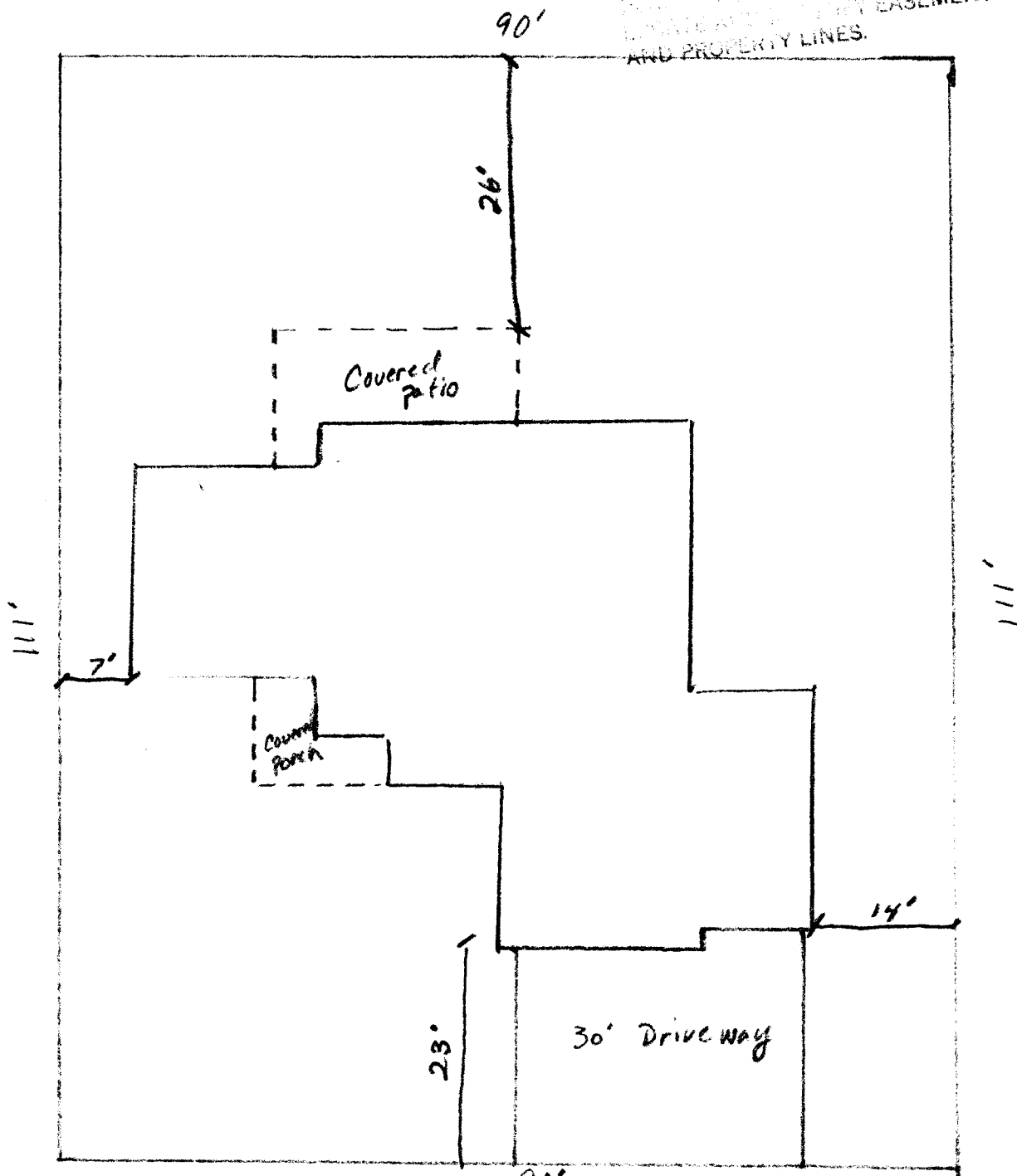
Additional water and/or sewer tap fee(s) are required: YES NO W/O No. #11993 TR (8877)

Utility Accounting Chris Date 3-5-99

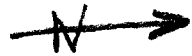
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

ACCEPTED *XV 3-599*
ANY CHANGES TO THIS PLAN MUST BE
APPROVED BY THE ENGINEERING
DEPARTMENT OF THE COUNTY OF
SANTA FE. THIS PLAN DOES NOT
INDICATE ANY EASEMENTS
AND PROPERTY LINES.



641 East ^{90°} Pagosa
Lot 8
Block 2



Driveway
location Okay
per Rick Dorris.
XV