

FEE \$	10.00
TCP \$	181.00
SIF \$	292.00



BLDG PERMIT NO. 69752

483.00

EX

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

BLDG ADDRESS 1644 E. Pagosa TAX SCHEDULE NO. 2943-063-20-008
 SUBDIVISION Grand View SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2024 sq'
 FILING 3 BLK 3 LOT 6 SQ. FT. OF EXISTING BLDG(S) _____
 (1) OWNER Jeff McClelland NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 274 31 Rd
 (1) TELEPHONE 523-7152 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 0 THIS CONSTRUCTION
 (2) APPLICANT Same as above USE OF EXISTING BLDGS N/A
 (2) ADDRESS _____ DESCRIPTION OF WORK AND INTENDED USE: _____
 (2) TELEPHONE _____ New Construction

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't 2
 or 15' 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# _____

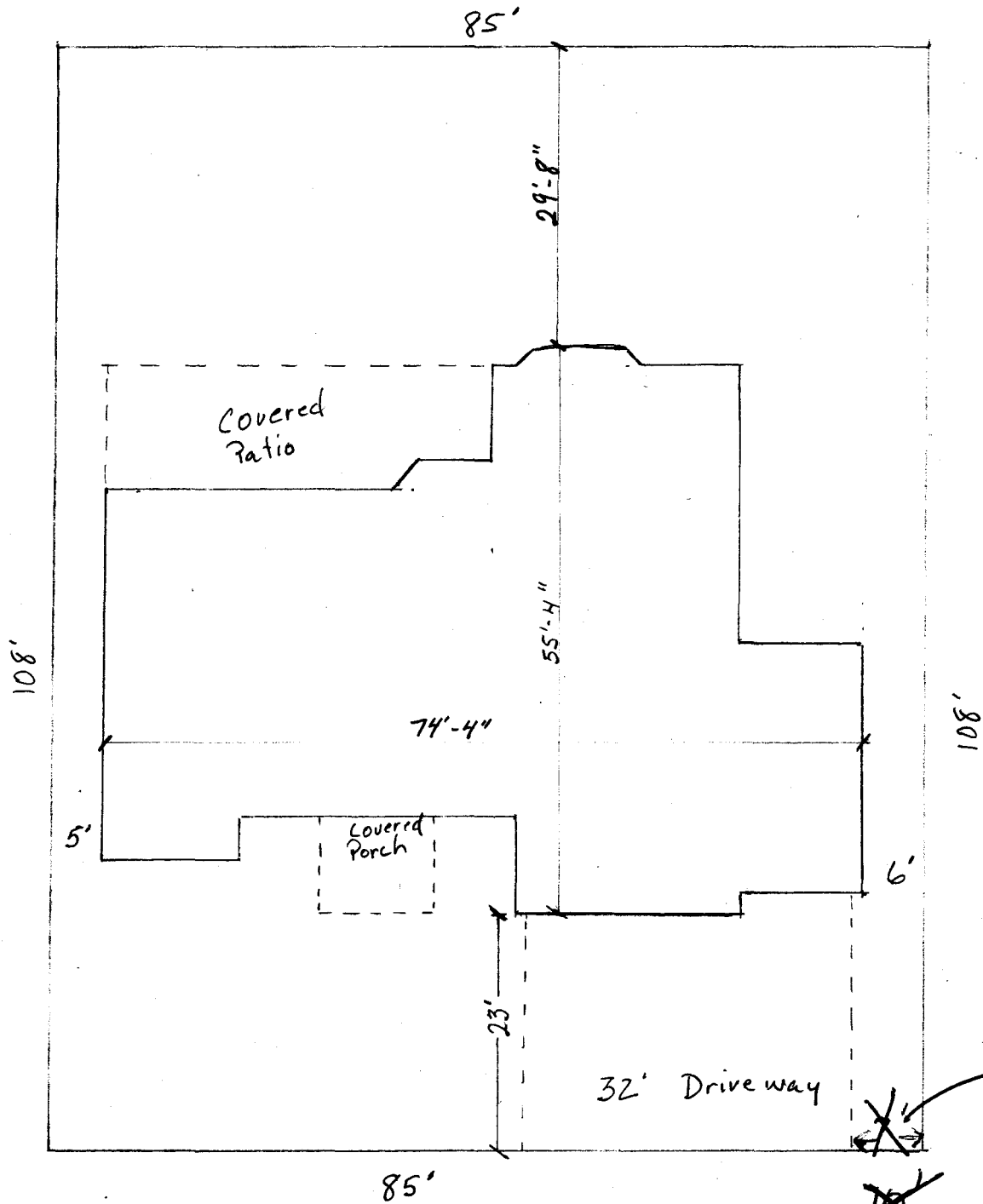
Modifications to this Planning Clearance must be approved, in writing, by the Director of the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued by the Building Department (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 Jeffrey M. McClelland Date 4-19-99
 Department Approval [Signature] Date 5-3-99
 Additional water and/or sewer tap fees(s) are required: YES NO W/O No. 12158
 Utility Accounting [Signature] Date 5-3-99

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)



7' OK
 PICK DOWN
 5-3-99
 he
 dri
 wa
 85'

644 East Pagosa
 Lot 6 block 3

ACCEPTED ~~XV~~ 5-3-99
 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.

Drive OK @ ~~off~~ off PL
 Pick Down
 4-22-99
 OK @ 7' TAD
 5-3-99