

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



BLDG PERMIT NO. 71723

9

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG ADDRESS 633 Pagosa Dr W. TAX SCHEDULE NO. 2943-063-18-031
 SUBDIVISION Grand View SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2399
 FILING 3 BLK 1 LOT 1 SQ. FT. OF EXISTING BLDG(S) 0
 (1) OWNER Mike McClelland NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 630 American Manor NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) TELEPHONE 523-7356 USE OF EXISTING BLDGS _____
 (2) APPLICANT Mike McClelland DESCRIPTION OF WORK AND INTENDED USE: New
 (2) ADDRESS 630 American Manor Single Family Res.
 (2) TELEPHONE 523 7356

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 25 from property line (PL) or _____ from center of ROW, whichever is greater
 Parking Req'mt _____
 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).

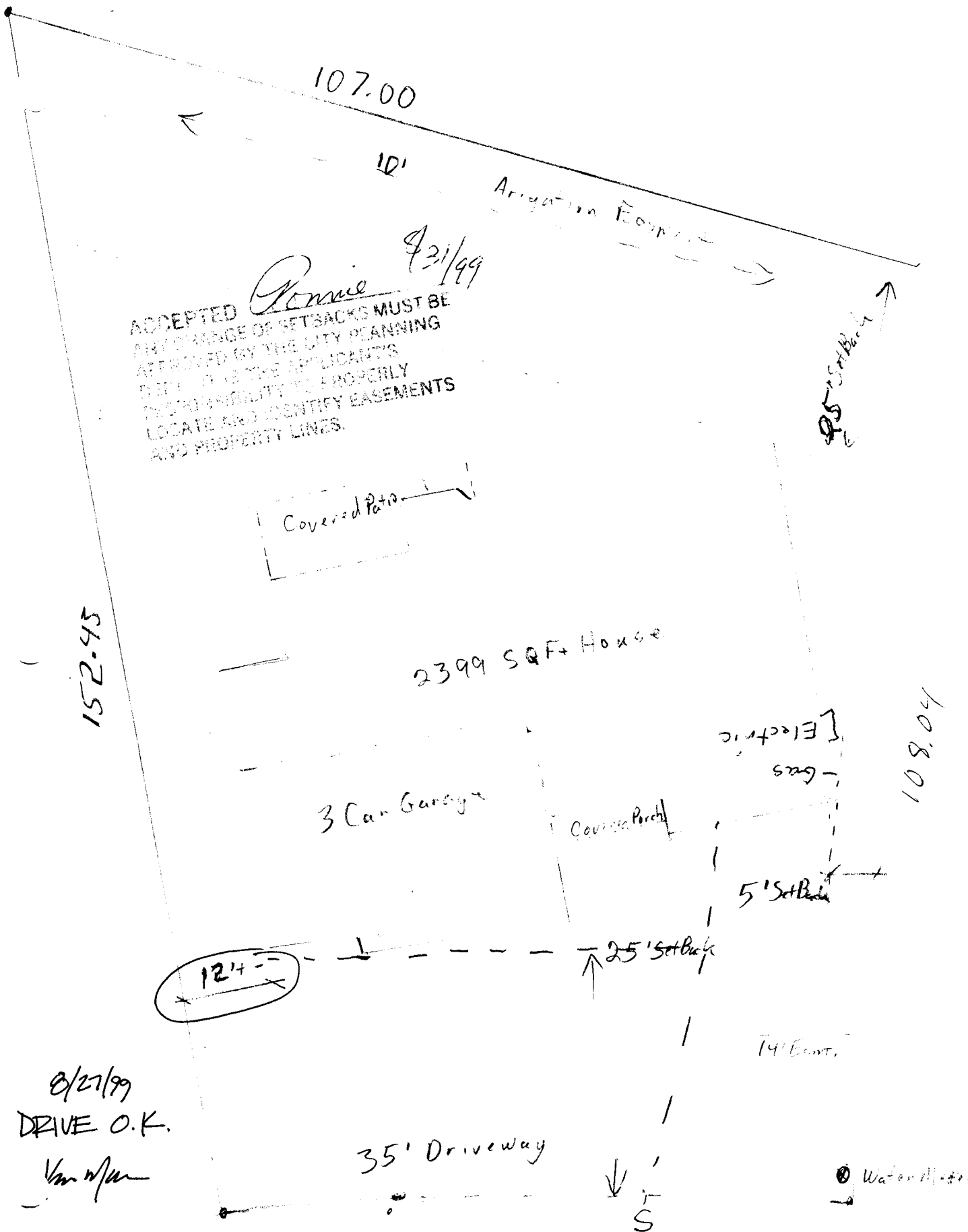
Applicant Signature Mike McClelland Date 4-26-99
 Department Approval Bonnie Edwards Date 8-31-99

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 12551

Utility Accounting Tracy Hope Date 8/31/99

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 *Rennie* 4/31/99
 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.

8/27/99
 DRIVE O.K.
Van Wagon

635 Pagosa On W 82.01
 Lot 1 Blk 1 Grand View Sub #3

Not To Scale