

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



BLDG PERMIT NO. 71301

EX

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

28.

BLDG ADDRESS 641 W. Pagosa Dr. TAX SCHEDULE NO. 2943-063-002

SUBDIVISION Grand View SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1930

FILING 3 BLK 1 LOT 5 SQ. FT. OF EXISTING BLDG(S) NA

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

(1) ADDRESS 3026 1/2 Moorland Cir. NO. OF BLDGS ON PARCEL
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) TELEPHONE 970-434-1420 USE OF EXISTING BLDGS NA

(2) APPLICANT Same DESCRIPTION OF WORK AND INTENDED USE: _____

(2) ADDRESS _____

(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 R-SF-5 Maximum coverage of lot by structures 35%

SETBACKS: Front 20/23' from property line (PL) Parking Req'mt 2
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: David McClelland Date 7/27/99

Department Approval: Ronnie Edwards Date 7/27/99

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 12494

Utility Accounting: Leann Shaper Date 7/27/99

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)

109'

13'

15'

19'

24'

66'-0"

36'-8"

48'-4"

OK
Rick Harris
7-22-99

Harris

NOTED FOR THE RECORD
BY THE COUNTY ENGINEER
ON 7/22/99
FOR THE COUNTY ENGINEER
ON 7/22/99
FOR THE COUNTY ENGINEER
ON 7/22/99
FOR THE COUNTY ENGINEER
ON 7/22/99

Post
10'

Call S W. Rogers (82)

North

