

Fees 10.00
TCP \$ 500.00

BLDG PERMIT NO. 74002

SIF- 292.00

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Grand Junction Community Development Department

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 655 East Pagosa Dr. TAX SCHEDULE NO. ~~2943-062-30-003~~

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

FILING 4 BLK 2 LOT 11 SQ. FT. OF EXISTING BLDG(S) _____

(1) OWNER JEFF McCalland NO. OF DWELLING UNITS
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 274 31 Road NO. OF BLDGS ON PARCEL
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) TELEPHONE 523-7152 USE OF EXISTING BLDGS _____

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

(2) ADDRESS [Redacted] _____

(2) TELEPHONE _____ New Construction

REQUIRED: Two (2) plot plans, on 8 1/2" x 11" paper, showing all existing and proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, and all easements and 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 PAID 35%

SETBACKS: Front 23' from property line (PL) Parking Req'mt FEB 26 2000
or 45' from center of ROW, whichever is greater

Side 5' from PL Rear 25' from PL Special Conditions TB

Maximum Height 32 CENSUS TRACT 10 TRAFFIC ZONE 22

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 McCalland Date _____

Department Approval [Signature] Date 2/28/00

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 12886

Utility Accounting T. Bensley Date 2/28/00

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

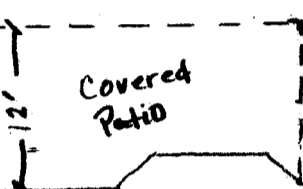
85'

10' Irrigation Easement

EMW 2/28/00

ACCEPTED
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.

27'



12'

Covered
Patio

65
29

110'

48'

66'



Covered
Porch

6'

13'

23'

18' DRIVEWAY

DRIVEWAY OK

EMW

2/22/00

14' Multi Purpose Easement

85'



656

East Pagosa Dr.