

FEE \$	10.00
TCP \$	500.00
SIF \$	292.00



BLDG PERMIT NO. 78108

**PLANNING CLEARANCE**

(Single Family Residential and Accessory Structures)  
**Community Development Department**

BLDG ADDRESS 661 E. Pagosa DR TAX SCHEDULE NO. 2943-062-33-012 RMS

SUBDIVISION Grand View I SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2140

FILING 4 BLK 1 LOT 12 SQ. FT. OF EXISTING BLDG(S) N-A

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

(1) ADDRESS 497 Mountain Vista DR

(1) TELEPHONE 434-4718 NO. OF BLDGS ON PARCEL  
 BEFORE: \_\_\_\_\_ AFTER: \_\_\_\_\_ THIS CONSTRUCTION

(2) APPLICANT SAMC USE OF EXISTING BLDGS \_\_\_\_\_

(2) ADDRESS same DESCRIPTION OF WORK AND INTENDED USE: \_\_\_\_\_

(2) TELEPHONE same New House

**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 RMF-5 Maximum coverage of lot by structures 60%

SETBACKS: Front 20' from property line (PL)  
 or \_\_\_\_\_ from center of ROW, whichever is greater  
 Parking Req't 2

Side 5' from PL Rear 25' from PL  
 Special Conditions \_\_\_\_\_

Maximum Height 35'

CENSUS 10 TRAFFIC 22 ANNEX# \_\_\_\_\_

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 Norm McClelland Date 12/21/00

Department Approval F. C. Faye Date 12/27/00

Additional water and/or sewer tap fee(s) are required: YES  NO \_\_\_\_\_ W/O No. 13609

Utility Accounting ICB Date 12/27/00

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)

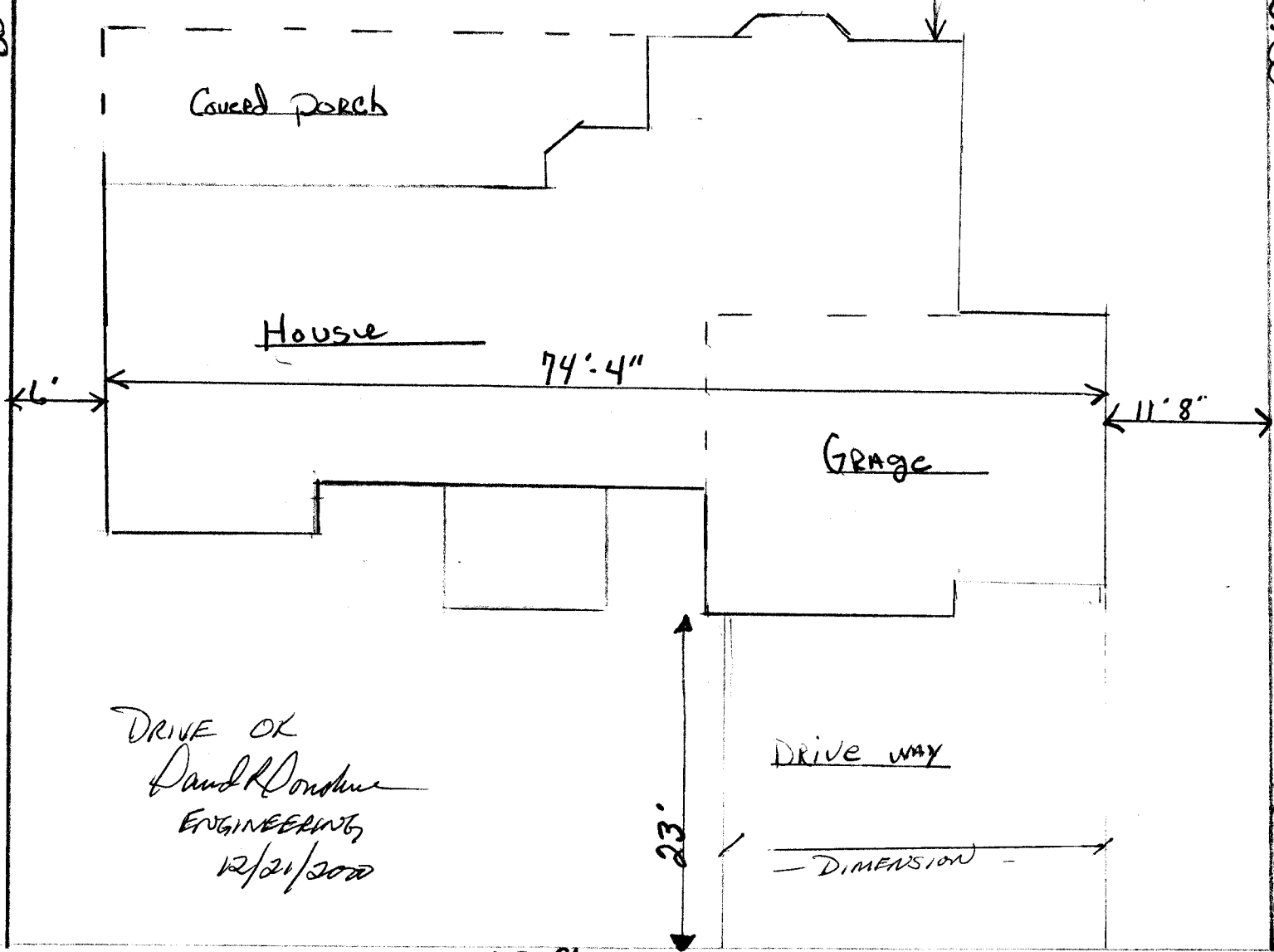
92.21

ACCEPTED *12/27/00*  
*Clare Gibson*  
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.

110' 8"

110' 8"

29' 8"



DRIVE OK  
*David R. Donohue*  
ENGINEERING  
*12/21/2000*

DRIVE WAY

- DIMENSION -

E. PAGOSA <sup>10' 6"</sup> DR.