

FEE \$	10 <sup>00</sup>
TCP \$	500 <sup>00</sup>
SIF \$	292 <sup>00</sup>



BLDG PERMIT NO. 77128

## PLANNING CLEARANCE

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

BLDG ADDRESS 665 East Pagosa<sup>Dr</sup> TAX SCHEDULE NO. 2945-062-33-014  
 SUBDIVISION Grand View SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1626  
 FILING 4 BLK 1 LOT 14 SQ. FT. OF EXISTING BLDG(S) N/A  
 (1) OWNER Jeff McClelland NO. OF DWELLING UNITS  
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 274 31 Road  
 (1) TELEPHONE 523-7152 NO. OF BLDGS ON PARCEL  
 BEFORE: 0 AFTER: 1 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 RMF-5 Maximum coverage of lot by structures 6070  
 SETBACKS: Front 20' from property line (PL) Parking Req'mt 2  
 or \_\_\_\_\_ from center of ROW, whichever is greater. Special Conditions \_\_\_\_\_  
 Side 5' from PL Rear 25' from PL  
 Maximum Height 35'  
 CENSUS 10 TRAFFIC 22 ANNX# \_\_\_\_\_

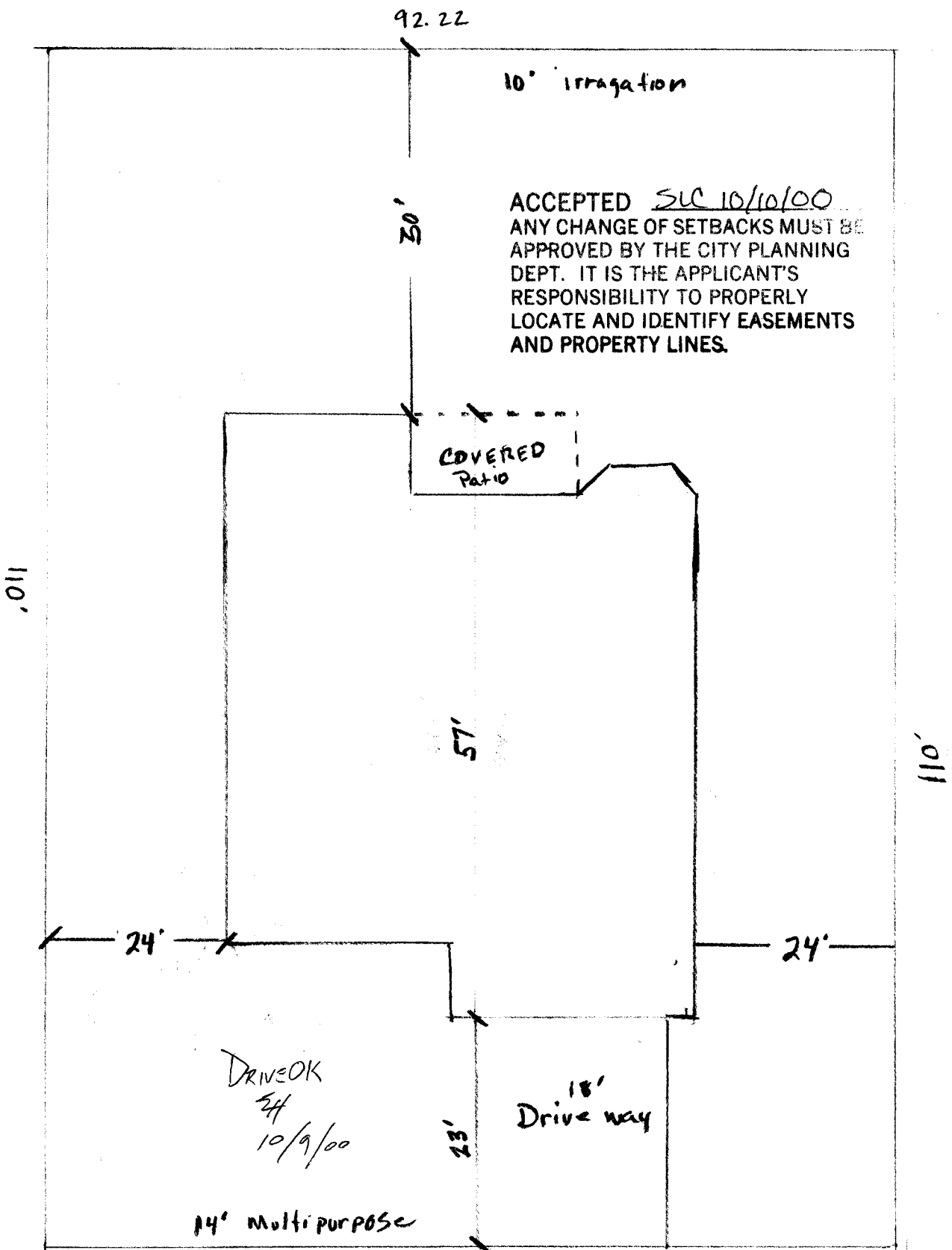
Modifications to this Planning Clearance must be approved, in writing, by the Director of the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued by the Building Department (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).

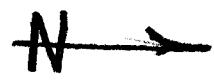
Applicant Signature Jeff McClelland Date 10-5-00  
 Department Approval Debra J Costello Date 10/10/00  
 Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 13453  
 Utility Accounting D Overholt Date 10-10-00

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)



92.22



665 E Pagosa  
 Lot 14 block 1 Filing 4