

FEE \$	10
TCP \$	500
SIF \$	292



BLDG PERMIT NO. 77400

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG ADDRESS 667 E Bayoga TAX SCHEDULE NO. 2943-062-33-015
 SUBDIVISION Grand View SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1787
 FILING 4 BLK 1 LOT 15 SQ. FT. OF EXISTING BLDG(S) —
 (1) OWNER Mike McClelland NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 433 Mountainside Ln.
 (1) TELEPHONE 523-7356 NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT Mike McClelland USE OF EXISTING BLDGS Single Family Dwelling
 (2) ADDRESS 433 Mountainside Ln. DESCRIPTION OF WORK AND INTENDED USE: Construct
 (2) TELEPHONE 523-7356 New House with 2 Car Garage

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 _____
 SETBACKS: Front 20' from property line (PL) Parking Req'mt 2
 or _____ from center of ROW, whichever is greater
 Side 5' from PL Rear 25' from PL Special Conditions _____
 Maximum Height 35'
 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).

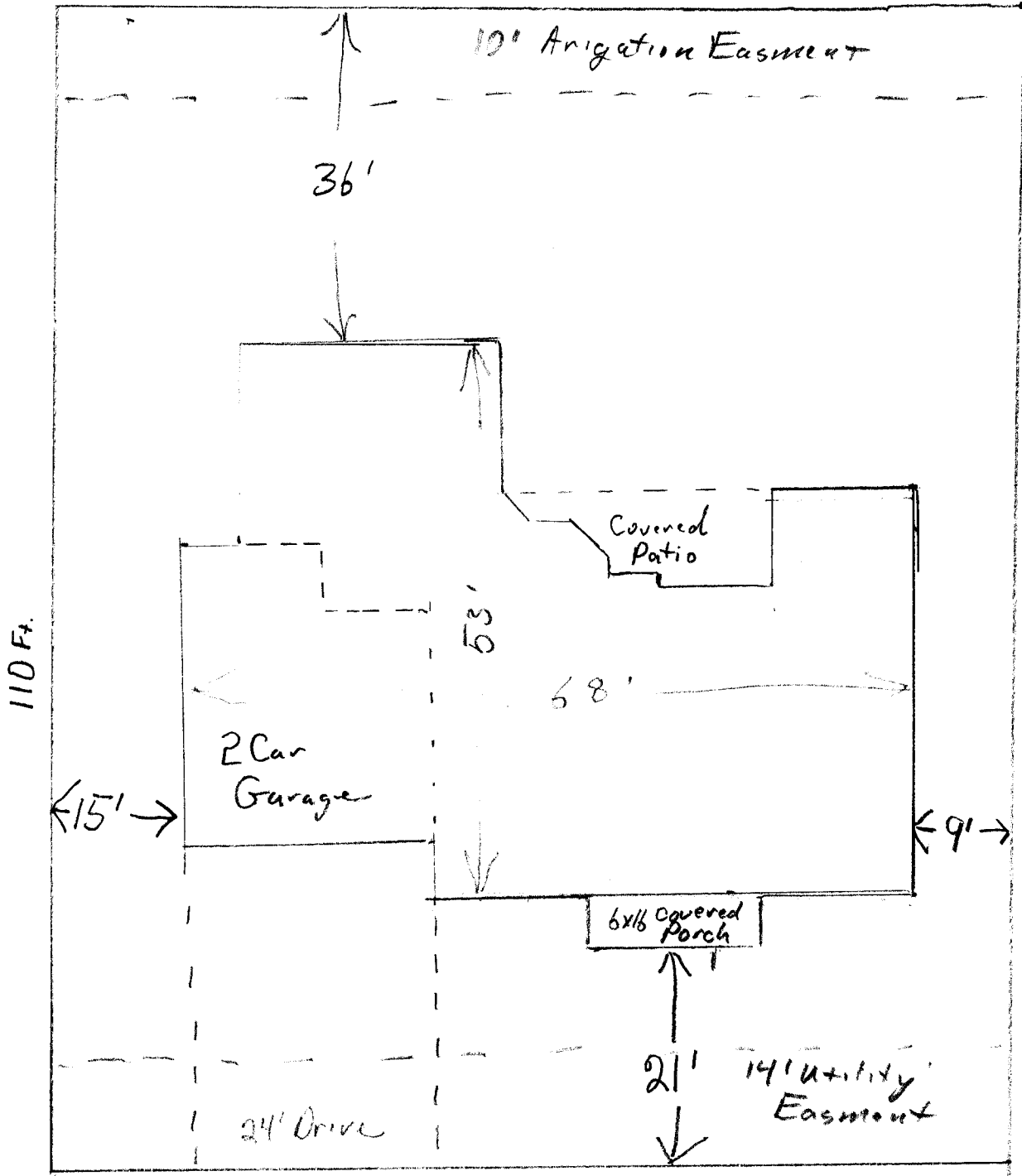
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature Mike McClelland Date 10-25-00
 Department Approval [Signature] Date 11/3/00
 Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 13511
 Utility Accounting [Signature] Date 11/3/00

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 Ft.



DRIVE OK
 3H
 10/26/00

667 E Pagosa Dr.
 Grand View Sub. #4
 Lot 15 Block One

ACCEPTED KKA 11/3/00
 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.