

FEE \$	10.00
TCP \$	0
SIF \$	0

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

BLDG PERMIT NO. 85865



Your Bridge to a Better Community

BLDG ADDRESS 638 W. PAGO SA DR SQ. FT. OF PROPOSED BLDGS/ADDITION 150 sq. ft.
 TAX SCHEDULE NO. 294-3063/28005 SQ. FT. OF EXISTING BLDGS 1760
 SUBDIVISION Grand View TOTAL SQ. FT. OF EXISTING & PROPOSED 1910
 FILING 3 BLK 2 LOT 3 NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction
 (1) OWNER Stan Neumann NO. OF BUILDINGS ON PARCEL
 Before: 1 After: 1 this Construction
 (1) ADDRESS 638 W. PAGO SA DR USE OF EXISTING BUILDINGS _____
 (1) TELEPHONE 263-0141 DESCRIPTION OF WORK & INTENDED USE Remodel
 (2) APPLICANT Norm McCLlland TYPE OF HOME PROPOSED:
 (2) ADDRESS 964 N RD. _____ Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 (2) TELEPHONE 858-1281-250^{cell} 8203 Other (please specify) Remodel

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 60% by structures
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES NO _____
 or _____ from center of ROW; whichever is greater
 Side 5' from PL, Rear 25' from PL Parking Req'mt TB
 Maximum Height 35' Special Conditions _____
 CENSUS _____ TRAFFIC _____ ANN# _____

Modifications to this Planning Clearance must be approved, in writing, by 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, if applicable, 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 McCLlland Date 8-14-02
 Department Approval Gayleen Henderson Date 8-14-02

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting <u>U. Bensley</u>	Date <u>8/14/02</u>		

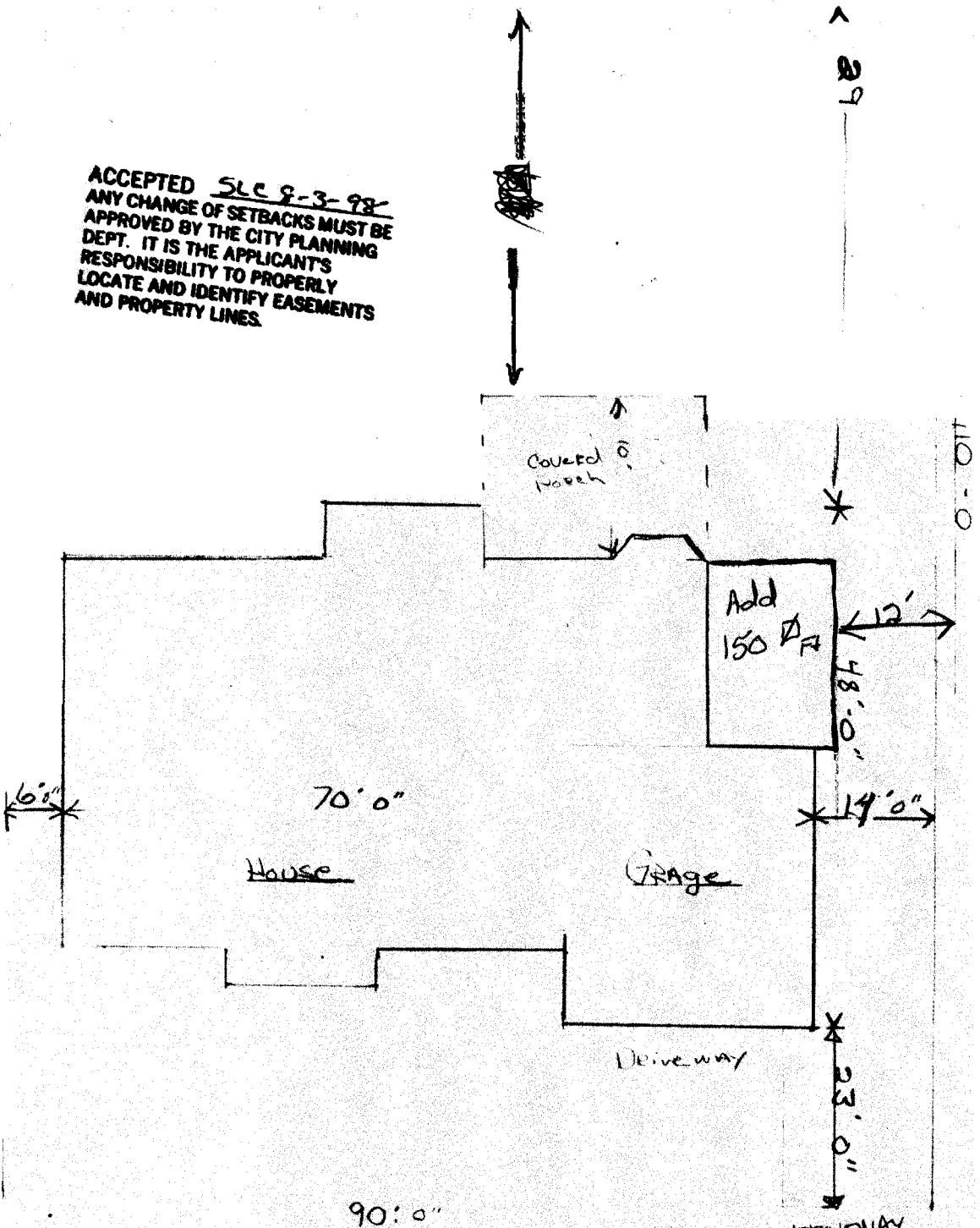
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

90'-0"

North

ACCEPTED SLC 8-3-98
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'-0"



L38 W PAGO SA DR.

7/30/98

DRIVENWAY
LOCATION OK
NO ATTITUDE

8-14-02 Gayleen Henderson
ACCEPTED
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPT. IT IS THE APPLICANT'S
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