

FEE \$ 10⁰⁰
TCP \$ 55.26

BLDG PERMIT NO. 54619

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

YCP

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 632 E. Pagosa Dr TAX SCHEDULE NO. 2943-063-20-001
SUBDIVISION Grand View SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1600
FILING 1 BLK 6 LOT 1 SQ. FT. OF EXISTING BLDG(S) 0
(1) OWNER Monument Homes Dev. Inc NO. OF DWELLING UNITS
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
(1) ADDRESS 759 Horizon NO. OF BLDGS ON PARCEL
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
(2) APPLICANT Sumner Real Estate USE OF EXISTING BLDGS —
(2) ADDRESS — DESCRIPTION OF WORK AND INTENDED USE: —
(2) TELEPHONE — new home - S/F

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 —
50' E - Collector Parking Req'mt 2 spaces
SETBACKS: Front 20' from property line (PL) or 45' from center of ROW, whichever is greater
Side 5' from PL Rear 25' from PL
Maximum Height 32' Special Conditions FILE #85-94
CENS.T. 10 T.ZONE 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 [Signature] Date 8-11-95

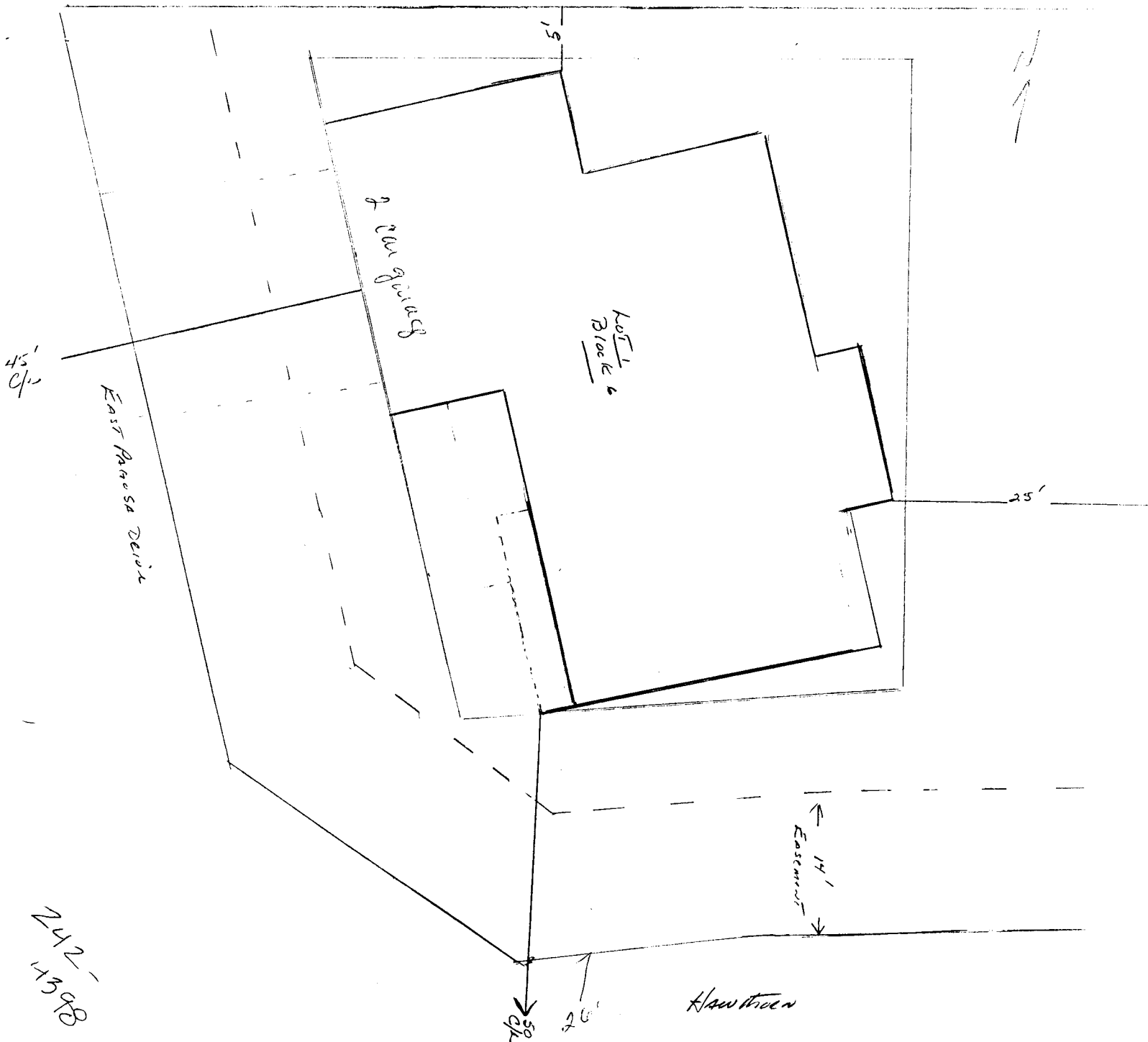
Department Approval [Signature] Date 12-28-95

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 8846- S/F

Utility Accounting Miller Fowler Date 12-29-95

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)



ACCEPTED MC 12-29-95
 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.

Proposed Driveway location
 O.K. No driveway permit req'd
 J. Don Heister
 12-28-95