

FEE \$	10.00
TCP \$	181.00
SIF \$	292.00



BLDG PERMIT NO. 107153

Call when ready

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG ADDRESS 1038 E Pagosa TAX SCHEDULE NO. 2943 062 28 002
 SUBDIVISION Grandview SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1817
 FILING 3 BLK 3 LOT 3 SQ. FT. OF EXISTING BLDG(S) _____
 (1) OWNER Steven S. Heidi Barletta NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 251 W. Denbury Ct
 (1) TELEPHONE 245-0143-H NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT Same 245-7258-W USE OF EXISTING BLDGS _____
 (2) ADDRESS _____ DESCRIPTION OF WORK AND INTENDED USE: _____
 (2) TELEPHONE _____ new residential home

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 R3F-5 Maximum coverage of lot by structures 35%
 SETBACKS: Front 20 from property line (PL) Parking Req'mt 2 spaces
 or 45 from center of ROW, whichever is greater
 Side 5 from PL Rear 25 from PL Special Conditions _____
 Maximum Height 32' 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 Heidi Barletta Date 10-2-98
 Department Approval Kathy Portner Date 10/5/98

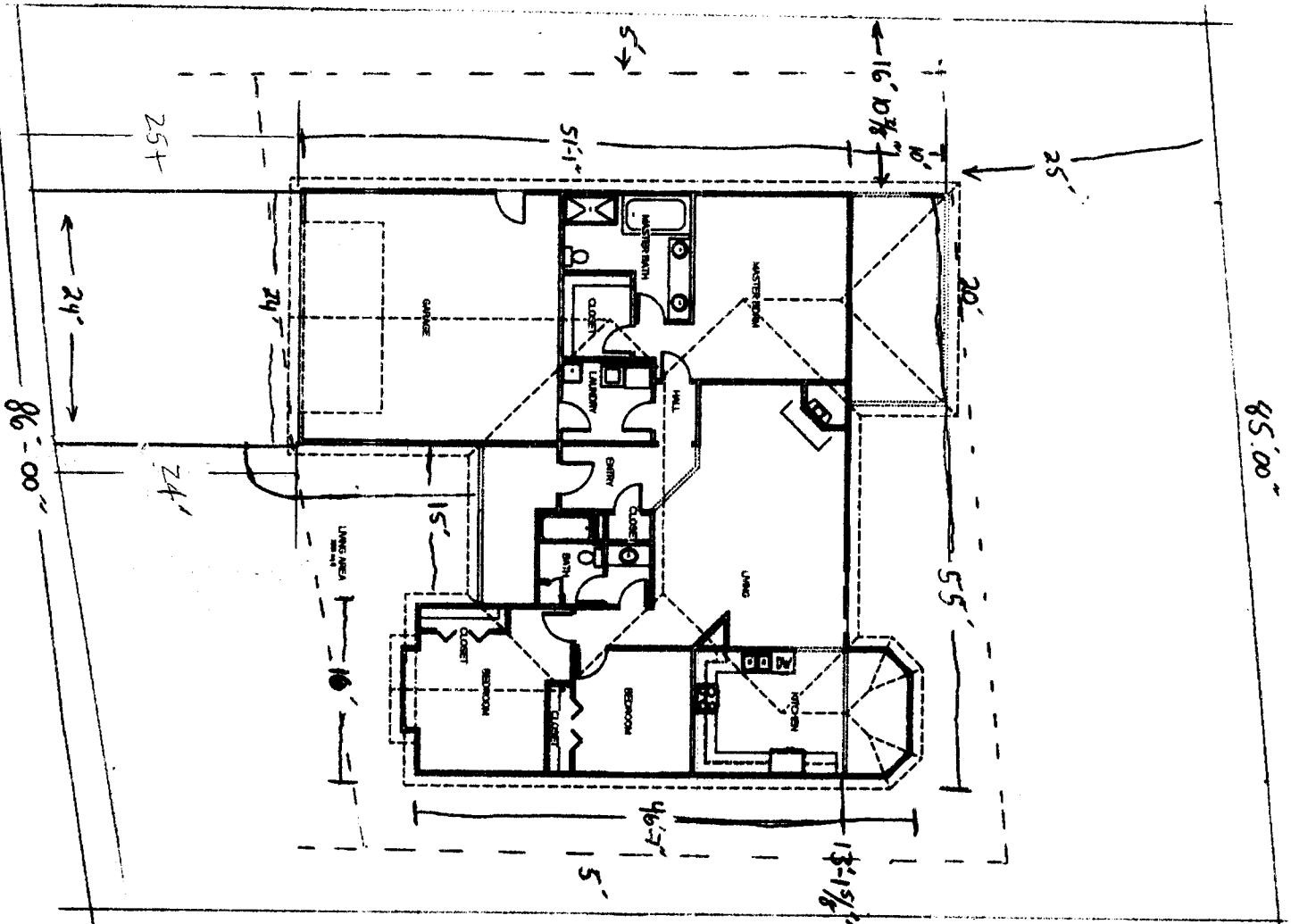
Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 11648
 Utility Accounting [Signature] Date 10/5/98

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)

NORTH ↑

109'85"



85'00"

86'00"

108'06"

PAGOSA DR

ACCEPTED *KP 10/5/98*
 ANY CHANGE OF DIMENSIONS MUST BE
 APPROVED BY THE SURVEYOR'S OFFICE
 BEFORE THE PLANS ARE RECORDED
 LOCATE AND CORRECT EASEMENTS
 AND PROPERTY LINES.

*Drive OK
 Tech Down
 89-2-01*

Lot 3
 Block 3
 File 6 3
 GRAND VIEW SUBDIVISION