

FEE \$	10 ⁻
TCP \$	181 ⁻
SIF \$	292 ⁻

\$483



BLDG PERMIT NO. 68329

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG ADDRESS 648 EAST PAGOSA DR TAX SCHEDULE NO. 2143 - ~~011-18-000~~ 063-20-010

SUBDIVISION GrandView SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1772

FILING 3 BLK 3 LOT 8 SQ. FT. OF EXISTING BLDG(S) _____

(1) OWNER Pete & Sheila Lyman NO. OF DWELLING UNITS
BEFORE: _____ AFTER: _____ THIS CONSTRUCTION

(1) ADDRESS 3032 N. 15th #402 NO. OF BLDGS ON PARCEL
BEFORE: _____ AFTER: _____ THIS CONSTRUCTION

(1) TELEPHONE 241-6051 USE OF EXISTING BLDGS Single Family Res.

(2) APPLICANT TMC Enterprises Inc DESCRIPTION OF WORK AND INTENDED USE: _____

(2) ADDRESS Box 2401 New single family residence

(2) TELEPHONE 248-9068 9815

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 R8F-5 Maximum coverage of lot by structures 35%

SETBACKS: Front 20' from property line (PL) Parking Req'mt _____
or 45' from center of ROW, whichever is greater

Side 5' from PL Rear 25' from PL Special Conditions _____

Maximum Height 32' CENSUS _____ TRAFFIC _____ ANNEX# _____

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 Tom Lyman Date 1-14-99

Department Approval Ronnie Edwards Date 1-14-99

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 11855

Utility Accounting J. Adams Date 1-14-99

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)

85'

ACCEPTED *Ronnie* 1/14/99

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.

14' EASEMENT

25'

65' 10"

1,772 SQ FT RESIDENCE

32'

108'

54'

16' 2"

30' 5"

5'

5' SET BACK

DRIVEWAY

14' EASEMENT

25' 30'

20' SETBACK

E. PAGOSA DRIVE

*Done OK
Rick Davis
1-8-99*

TN
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