

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



BLDG PERMIT NO. 70905

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

EX

BLDG ADDRESS 637 W. PAGOSA DR TAX SCHEDULE NO. 2943-063-15-024
 SUBDIVISION Grand View SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2300
 FILING BLK 1 LOT 3 F3 SQ. FT. OF EXISTING BLDG(S) NONE
 (1) OWNER LEROY JENSEN NO. OF DWELLING UNITS BEFORE: _____ AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 2313 I St NO. OF BLDGS ON PARCEL BEFORE: _____ AFTER: 1 THIS CONSTRUCTION
 (1) TELEPHONE 242-8610 USE OF EXISTING BLDGS NA
 (2) APPLICANT owner DESCRIPTION OF WORK AND INTENDED USE: Single
 (2) ADDRESS _____ family residence with attached garage
 (2) TELEPHONE _____

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 RSF-5 Maximum coverage of lot by structures 35%
 SETBACKS: Front 20 from property line (PL) Parking Req'mt 2
 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 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).

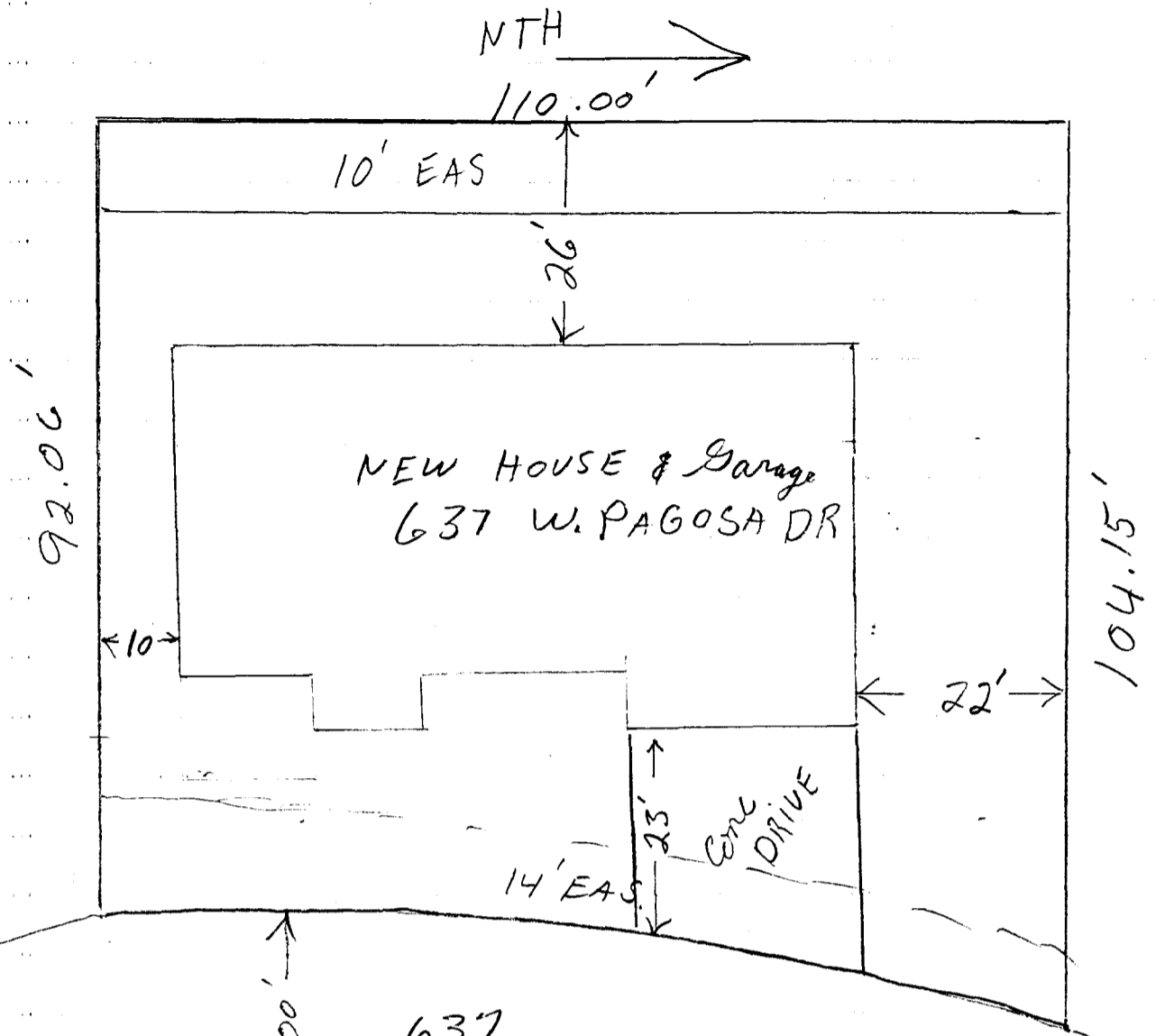
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature Leroy Jensen Date 6-24-99
 Department Approval Ronnie Edwards Date 6/28/99

Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. 1243
 Utility Accounting Walter Tanner Date 6/28/99

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)



44.00'

637
W. PAGOSA DR

Ronnie 6/28/99

6/25/99
DRIVE O.K.
Hu y/a

