

FEE \$	10 ⁰⁰
TCP \$	181 ⁰⁰
SIF \$	292 ⁰⁰

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO. 72251



Your Bridge to a Better Community

BLDG ADDRESS 644 ~~213~~ W. PAGOSA Dr SQ. FT. OF PROPOSED BLDGS/ADDITION 1950

TAX SCHEDULE NO. 2943-063-28-008 SQ. FT. OF EXISTING BLDGS —

SUBDIVISION Grand View TOTAL SQ. FT. OF EXISTING & PROPOSED —

FILING 3 BLK 2 LOT 6 NO. OF DWELLING UNITS:
Before: 0 After: 1 this Construction

(1) OWNER Marcus Costopoulos NO. OF BUILDINGS ON PARCEL
Before: 0 After: 1 this Construction

(1) ADDRESS ~~715~~ 715 Horizon Dr USE OF EXISTING BUILDINGS New Residence

(1) TELEPHONE (970) 255-3829 DESCRIPTION OF WORK & INTENDED USE New Home

(2) APPLICANT Marcus Costopoulos TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)

(2) ADDRESS 715 Horizon Dr. #450 Manufactured Home (HUD)
(2) TELEPHONE (970) 255-3829 Other (please specify) _____

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) Permanent Foundation Required: YES NO
or 45 from center of ROW, whichever is greater

Side 5 from PL, Rear 25' from PL Parking Req'mt 2

Maximum Height 32' Special Conditions _____
CENSUS 10 TRAFFIC 22 ANNEX# _____

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 Marcus Costopoulos Date 9/30/99

Department Approval [Signature] Date 10-4-99

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>10611</u>
Utility Accounting <u>Collected</u>	Date <u>10-4-99</u>		

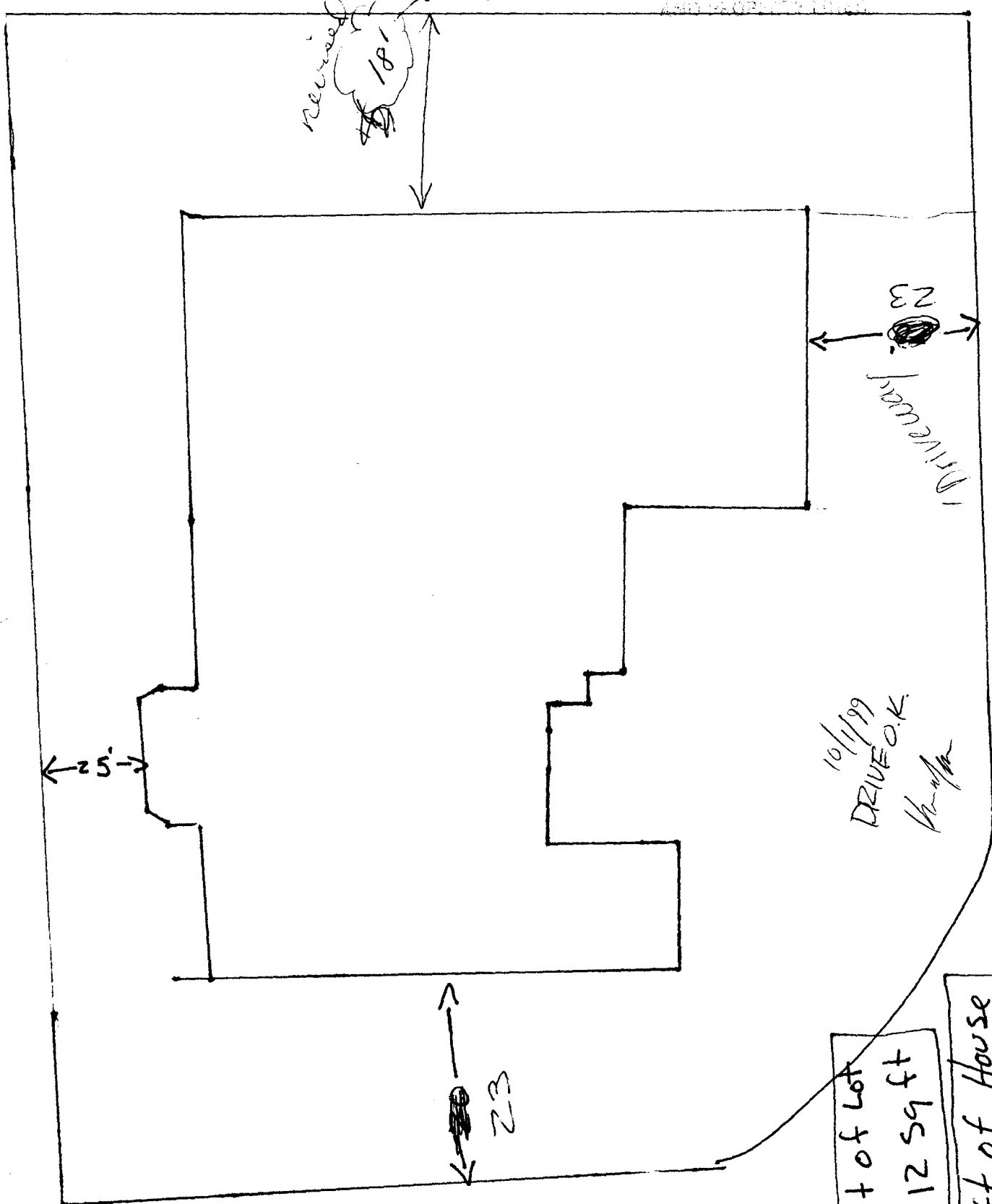
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

ACCEPTED
ANY CHANGES
APPROVED BY THE
COUNTY ENGINEER
FOR THE DEPARTMENT OF
COUNTY ENGINEERING
AND PUBLIC WORKS

J. Steinberger
10.4.99

received 10/19/99
OK *RSC*
18'



644 W. Rogosa Dr.

10/11/99
DRIVE O.K.
RSC

59 ft of Lot
991259 ft

59 ft of House
1950