

New Home

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO. 74145



Your Bridge to a Better Community

FEE \$	<u>10</u>
TCP \$	<u>500</u>
SIF \$	<u>292</u>

BLDG ADDRESS 651E PAGOSA DR. SQ. FT. OF PROPOSED BLDGS/ADDITION 2200

TAX SCHEDULE NO. 2943-062-30-003 SQ. FT. OF EXISTING BLDGS —

SUBDIVISION GRAND VIEW TOTAL SQ. FT. OF EXISTING & PROPOSED —

FILING 4 BLK 2 LOT 13

NO. OF DWELLING UNITS:

Before: 0 After: 1 this Construction

NO. OF BUILDINGS ON PARCEL

Before: 0 After: 1 this Construction

(1) OWNER DAVE WENS

(1) ADDRESS 2953 D 1/2 Rd

(1) TELEPHONE 257-1710

USE OF EXISTING BUILDINGS —

DESCRIPTION OF WORK & INTENDED USE SINGLE FAMILY DWELLING

(2) APPLICANT SAME

TYPE OF HOME PROPOSED:

Site Built Manufactured Home (UBC)

Manufactured Home (HUD)

Other (please specify) —

(2) ADDRESS —

(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 —

SETBACKS: Front 20' from property line (PL)
or 25' from center of ROW, whichever is greater

Permanent Foundation Required: YES NO

Side 5' from PL, Rear 25' from PL

Parking Req'mt —

Maximum Height 32'

Special Conditions 2

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 [Signature]

Date 2-28-00

Department Approval [Signature]

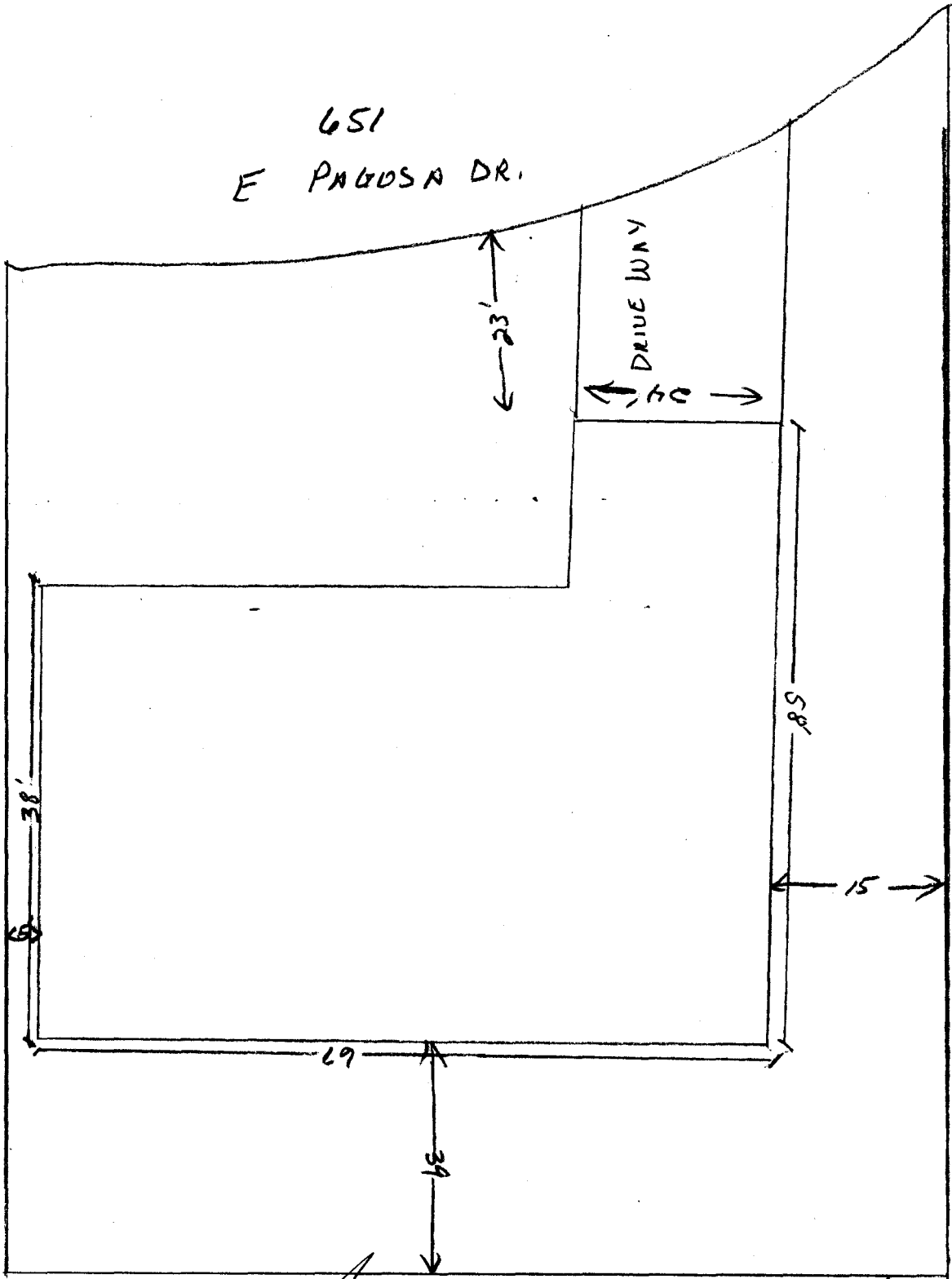
Date 3/1/00

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>12897</u>
Utility Accounting	<u>[Signature]</u>		Date <u>—</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)

651
E PAGOSA DR.



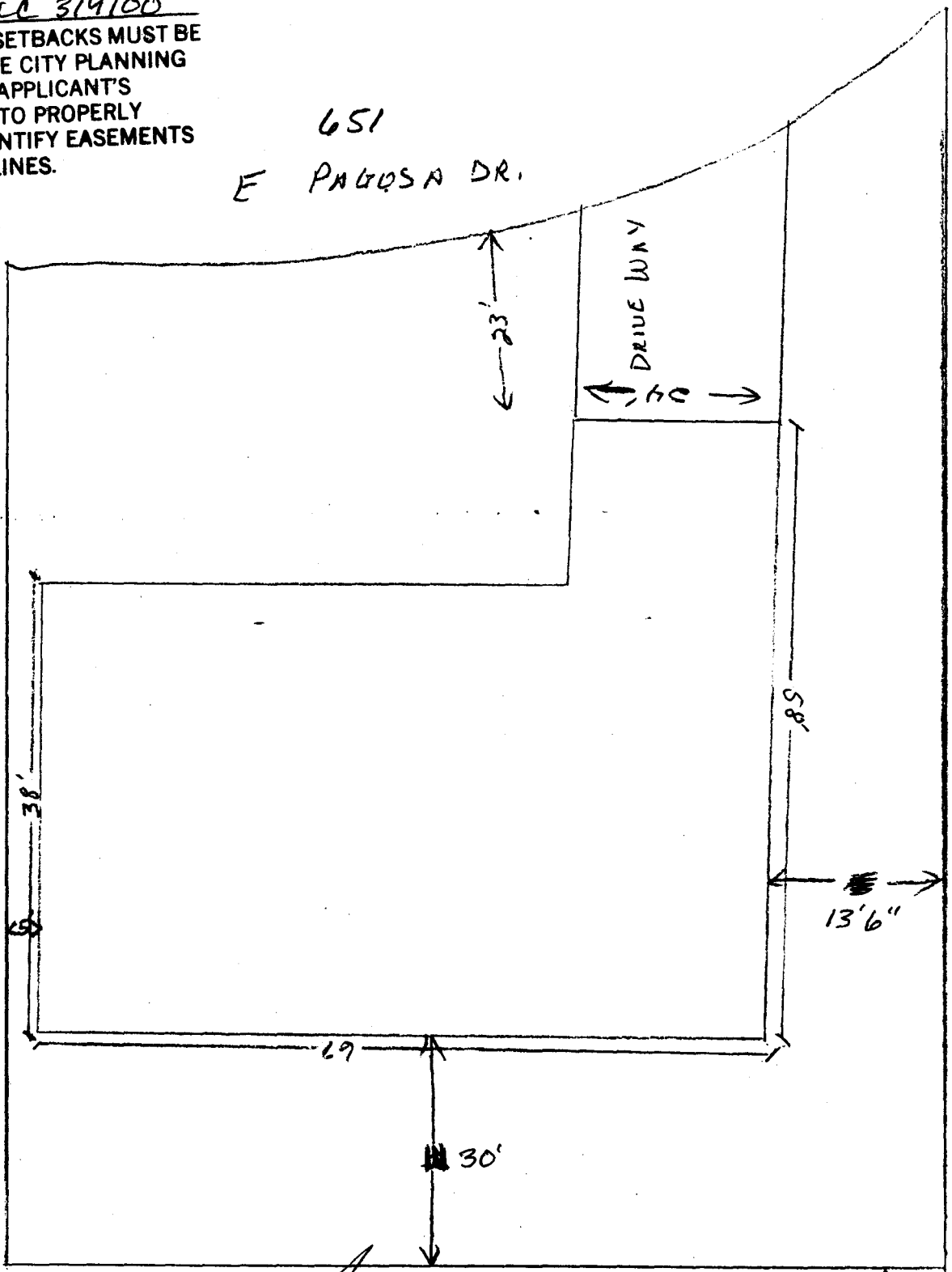
ACCEPTED *A/15/00* 3/1/00
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

OK PSC

*Done OK
Rob Davis
2-29-00*

ACCEPTED *Revised* 3/19/00
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651
E PAGOSA DR.



ACCEPTED *Aisha* 3/1/00
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OK RSK

Done Ok
Rob Davis
2-29-00