

FEE \$	10.00
TCP \$	500.00 (Single Family Residential and Accessory Structures)
SIF \$	292.00

PLANNING CLEARANCE

BLDG PERMIT NO. 77745



Your Bridge to a Better Community

BLDG ADDRESS 663 E PAQOSA Dr. SQ. FT. OF PROPOSED BLDGS/ADDITION 1907

TAX SCHEDULE NO. 2943-062-33-013 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION GRAND View TOTAL SQ. FT. OF EXISTING & PROPOSED 1907

FILING 4 BLK 1 LOT 13

NO. OF DWELLING UNITS:
Before: 0 After: 1 this Construction

(1) OWNER Chris COLTON

NO. OF BUILDINGS ON PARCEL
Before: 0 After: 1 this Construction

(1) ADDRESS 663 E PAQOSA

USE OF EXISTING BUILDINGS New Home

(1) TELEPHONE 241 0325

DESCRIPTION OF WORK & INTENDED USE New House

(2) APPLICANT Tom Heilig

TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify) _____

(2) ADDRESS 2394 SAYRE

(2) TELEPHONE 241 0325

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 RMF-5

Maximum coverage of lot by structures _____

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

Permanent Foundation Required: YES NO _____

Side 5' from PL, Rear 25' from PL

Parking Req'mt 2

Maximum Height 35'

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 Thomas S Nuly Date 11/15/00

Department Approval PNW Bonnie Edwards Date 11/21/00

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O NO <u>13565</u>
Utility Accounting	<u>10/21/00</u>	Date	<u>11/21/00</u>

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

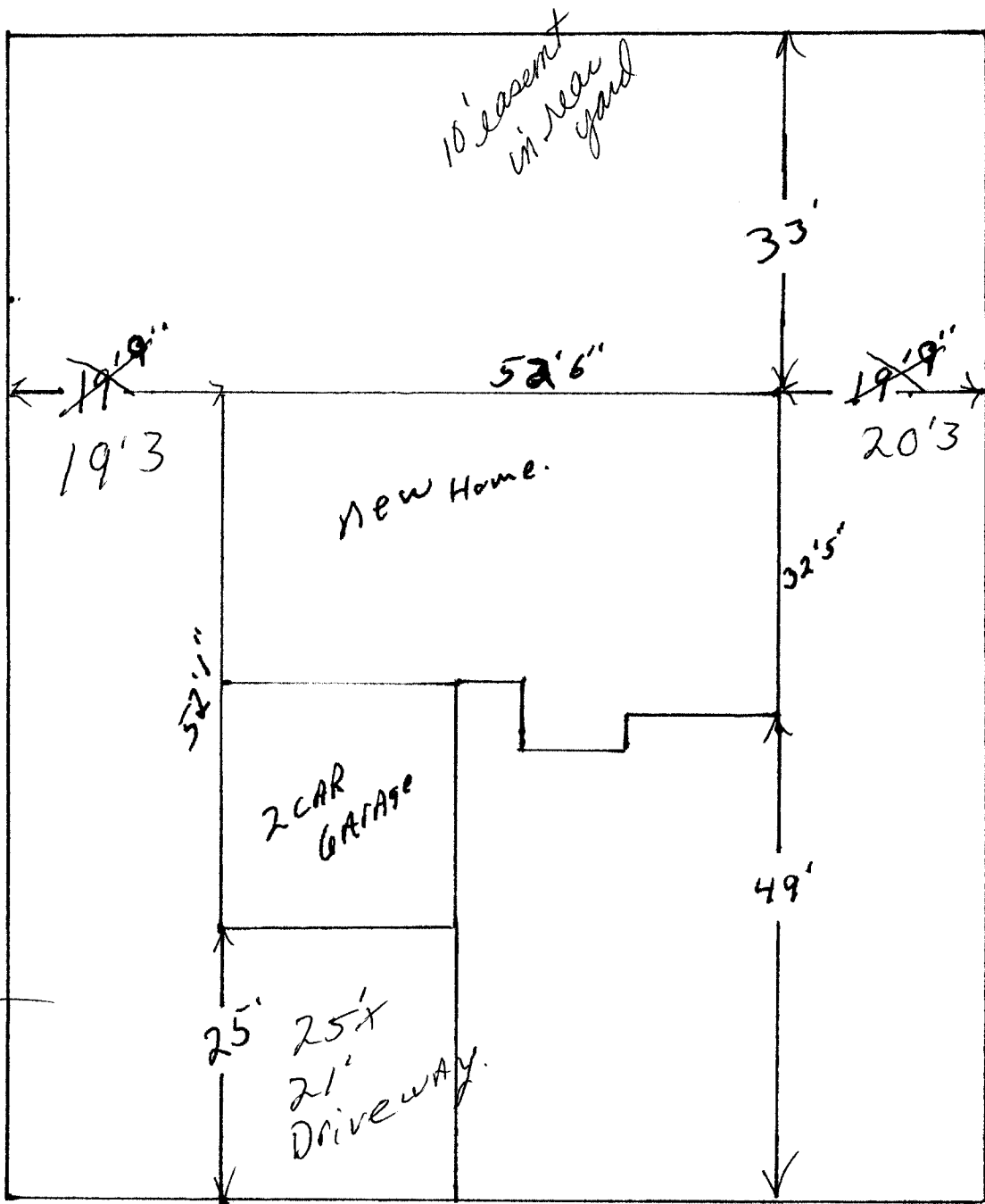
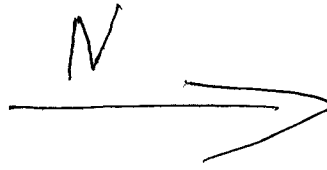
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

Plot Plan 663 E Pagosa

Elevation 28" Above Sidewalk

Ronnie 11/24/00

ACCEPTED
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.



DRIVE OK
David R. Donohue
ENGINEERING
11/16/2000

Street

663 E. Pagosa Dr.