

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



BLDG PERMIT NO. 77020

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG ADDRESS 664 E Pagosa Dr TAX SCHEDULE NO. 2943 062 35 010
 SUBDIVISION Grand View SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1800
 FILING BLK 3 LOT 10 F4 SQ. FT. OF EXISTING BLDG(S) 0
 (1) OWNER JRJ BUILDERS INC NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 2313 E Rd
 (1) TELEPHONE 242-8610 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT OWNER USE OF EXISTING BLDGS _____
 (2) ADDRESS 664 E Pagosa Dr DESCRIPTION OF WORK AND INTENDED USE:
 (2) TELEPHONE 434-5989 Single family residence

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

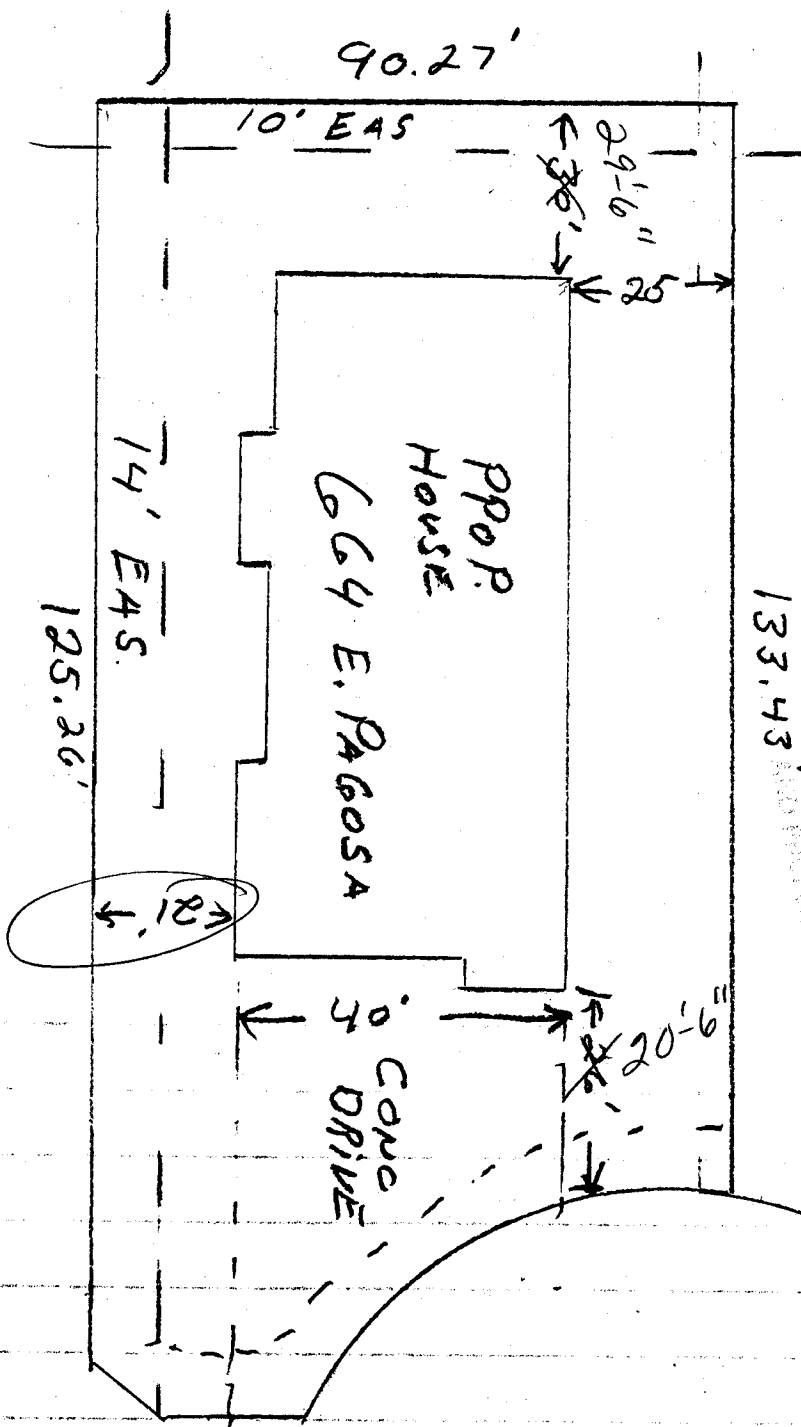
ZONE RMF-5 Maximum coverage of lot by structures 60%
 SETBACKS: Front 20' from property line (PL) Parking Req'mt 2
 or _____ from center of ROW, whichever is greater
 Side 5' from PL Rear 25' from PL Special Conditions _____
 Maximum Height 35' CENSUS 10 TRAFFIC 22 ANNEX# _____

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 LeRoy Jensen Date 9-26-00
 Department Approval Jay Rosen Date 10/5/00
 Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 13438
 Utility Accounting Hart Date 10/5/00

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)



E. PAGOSA DR.
 ← N TH

9/27/00
 DRIVE O.K.
 Vm/m

133.43'

90.27'

10' EAS

14' EAS

125.26'

PROP.
 HOUSE
 664 E. PAGOSA

CAND.
 DRIVE

29'-6"
 ← 30' →

25'

20'-6"
 ← 20' →

← 21' →

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.

10/19/00
 Revised

DILLON CT

10/15/00
 C. Laine Wilson
 ACCEPTED
 ANY CHANGE OF SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPT. IT IS THE APPLICANT'S
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