

Newhome

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



BLDG PERMIT NO. 74155

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG ADDRESS 645 W. PAGOSA DR TAX SCHEDULE NO. 2943-063-18-025
 SUBDIVISION Grand View SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2100
 FILING BLK F3B1 LOT 7 SQ. FT. OF EXISTING BLDG(S) NONE
 (1) OWNER Le Roy Jensen NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: one THIS CONSTRUCTION
 (1) ADDRESS 2313 I Rd S.f. NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: one THIS CONSTRUCTION
 (1) TELEPHONE 242 8610 USE OF EXISTING BLDGS _____
 (2) APPLICANT owner DESCRIPTION OF WORK AND INTENDED USE:
 (2) ADDRESS _____ Single family Residence
 (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 23' from property line (PL) Parking Req'mt 2
 or 16' from center of ROW, whichever is greater Special Conditions _____
 Side 5' from PL Rear 25' from PL
 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).

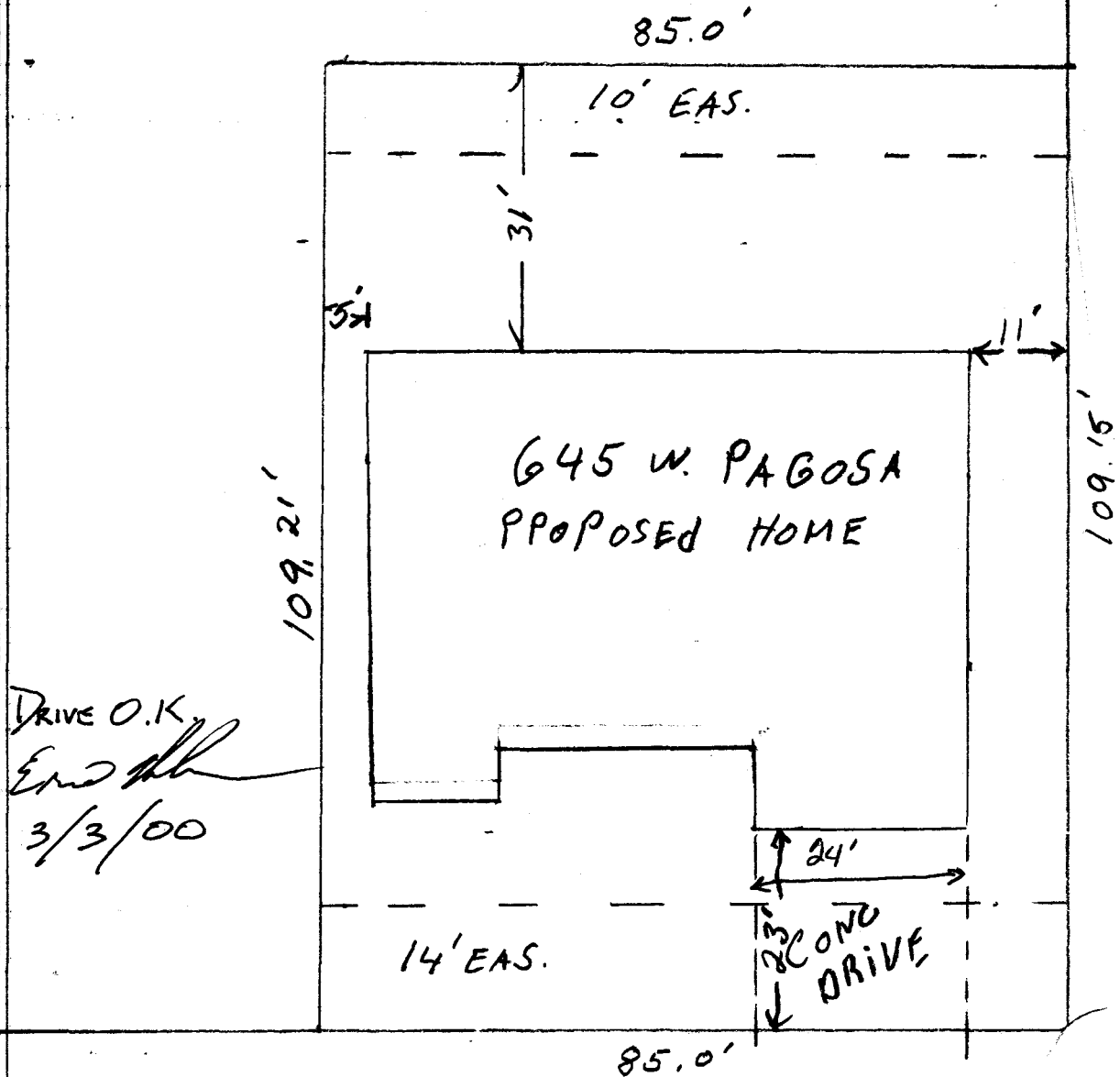
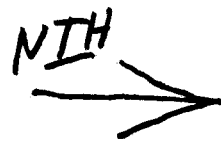
Applicant Signature Le Roy Jensen Date 3-2-00
 Department Approval Ronnie Edwards Date 3-3-00

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 12900
 Utility Accounting Dobi Overholt Date 3/7/00

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)

ACCEPTED *Bonnie* 3/7/00
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.



645 W. PAGOSA DR