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|--------|--------|
| FEE \$ | 10.00 |
| TCP \$ | 500.00 |
| SIF \$ | 292.00 |

\$802.00

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO. 78913



Your Bridge to a Better Community

BLDG ADDRESS 662 EAST PAGOSA SQ. FT. OF PROPOSED BLDGS/ADDITION 2284

TAX SCHEDULE NO. 2943-062-35-006 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION GRAND VIEW TOTAL SQ. FT. OF EXISTING & PROPOSED 2284

FILING 4 BLK 3 LOT 6 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction

(1) OWNER SKOLTA CONSTRUCTION INC NO. OF BUILDINGS ON PARCEL:
 Before: 0 After: 1 this Construction

(1) ADDRESS PO Box 4247 USE OF EXISTING BUILDINGS N/A

(1) TELEPHONE 245-9008 DESCRIPTION OF WORK & INTENDED USE NEW HOME

(2) APPLICANT SKOLTA CONSTRUCTION INC TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify) _____

(2) ADDRESS PO Box 4247

(2) TELEPHONE 245-9008

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 0090

SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES NO
 or _____ from center of ROW, whichever is greater

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 [Signature] Date 3/6/01

Department Approval [Signature] Date 3/7/01

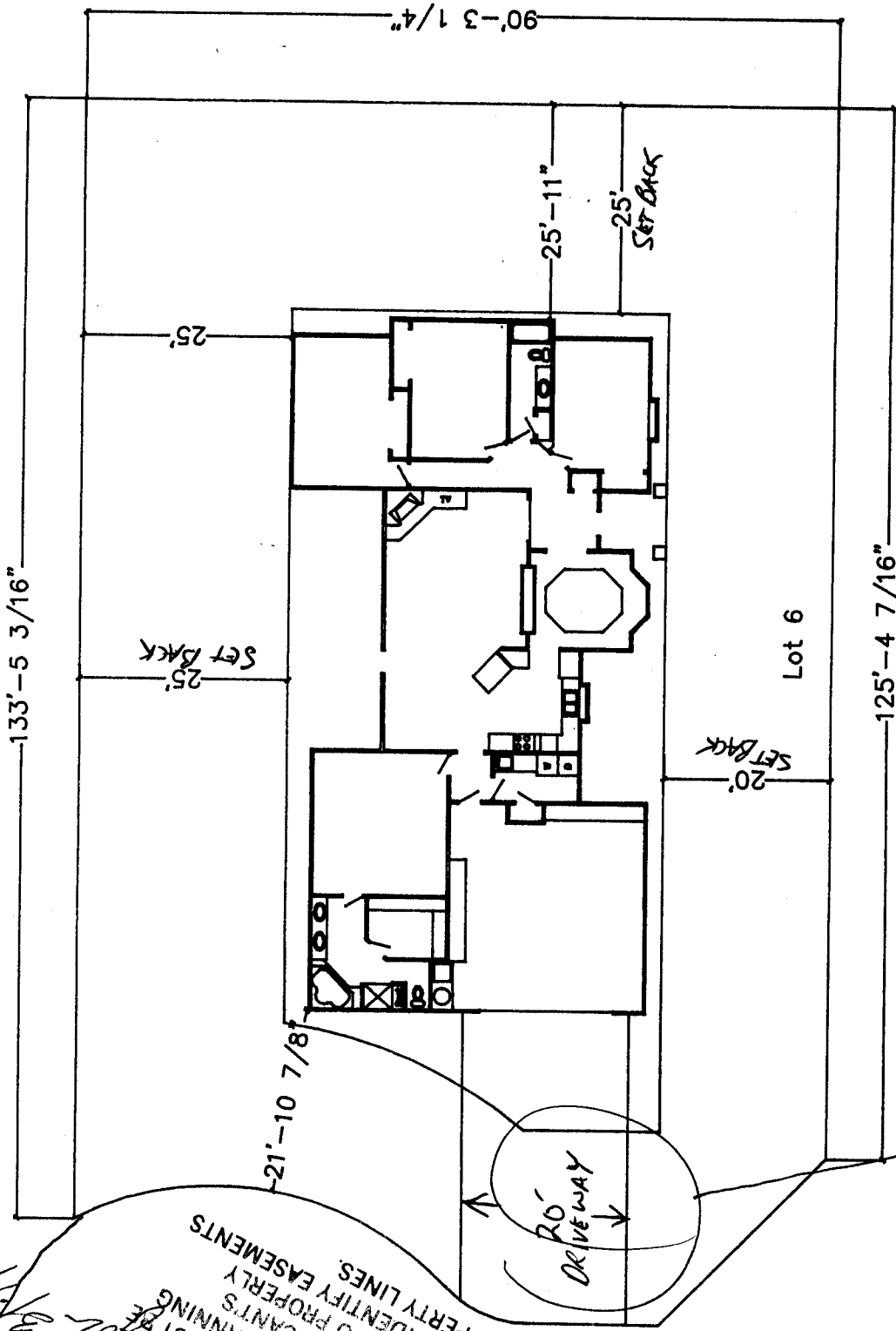
| | | | |
|--|---|-----------------------------|----------------------|
| Additional water and/or sewer tap fee(s) are required: | YES <input checked="" type="checkbox"/> | NO <input type="checkbox"/> | W/O No. <u>13781</u> |
| Utility Accounting | <u>[Signature]</u> | Date | <u>3/7/01</u> |

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 *Mike Meyer-3/7/01*
 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.

Dillon Court



OK
 BPA
 3/7/01
 662 EAST PAGOSA
 East Pagosa

125'-4 7/16"

Lot 6

90'-3 1/4"

133'-5 3/16"

21'-10 7/8"

25'-11"

25' SETBACK

25' SETBACK

20' SETBACK

DRIVEWAY