

FEE \$	10
TCP \$	500
SIF \$	292

**PLANNING CLEARANCE**  
 (Single Family Residential and Accessory Structures)  
Community Development Department

BLDG PERMIT NO. 80086



Your Bridge to a Better Community

BLDG ADDRESS 6668 E. Pagosa Dr SQ. FT. OF PROPOSED BLDGS/ADDITION 2400  
 TAX SCHEDULE NO. 2943-062-35-011 SQ. FT. OF EXISTING BLDGS -  
 SUBDIVISION GRAND VIEW TOTAL SQ. FT. OF EXISTING & PROPOSED 2400  
 FILING 4 BLK 3 LOT 11 NO. OF DWELLING UNITS:  
 Before: 0 After: 1 this Construction  
 NO. OF BUILDINGS ON PARCEL  
 Before: 0 After: 1 this Construction  
 (1) OWNER DAVID HENRY USE OF EXISTING BUILDINGS RESIDENCE  
 (1) ADDRESS \_\_\_\_\_ DESCRIPTION OF WORK & INTENDED USE HOME  
 (1) TELEPHONE \_\_\_\_\_ TYPE OF HOME PROPOSED:  
 (2) APPLICANT DAVE WENS  Site Built \_\_\_\_\_ Manufactured Home (UBC)  
 (2) ADDRESS 2953 D 1/2 Rd \_\_\_\_\_ Manufactured Home (HUD)  
 (2) TELEPHONE 257-1710 \_\_\_\_\_ Other (please specify) \_\_\_\_\_

**PAID**  
 MAY 23 2001  
 TB

**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) Permanent Foundation Required: YES X 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).

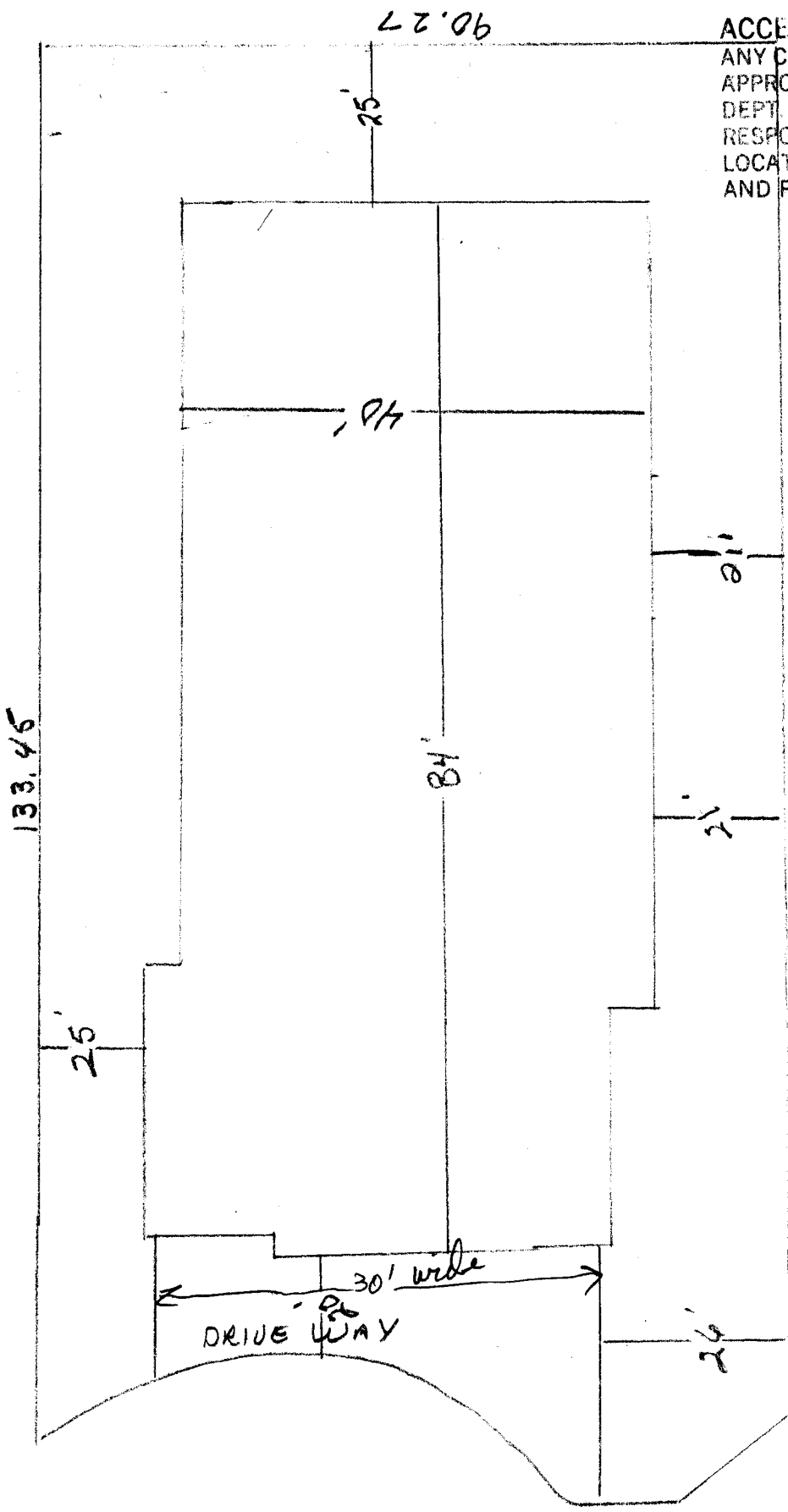
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature [Signature] Date 4-16-01  
 Department Approval [Signature] Date 4/17/01

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>13977</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>5/23/01</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)

LOT 11 BLOCK 3  
FILING 4  
668 E PAGOSA



KEYSTONE COURT

5/23/01  
 ACCEPTED *Chae Gibson*  
 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.

E PAGOSA  
 668 E. Pagosa Dr.  
 FRONT

DRIVE OK  
 DRP  
 4/16/01