

FEE \$ 10.00

BLDG PERMIT NO. 54739

TCP - \$55.26

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Grand Junction Community Development Department

PC JCP

3028-6545-01

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 625 PAGOSA CT TAX SCHEDULE NO. 2943-063-17-005

SUBDIVISION GRAND VIEW SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1750

FILING 1 BLK 3 LOT 5 SQ. FT. OF EXISTING BLDG(S) —

(1) OWNER SKELTON CONSTRUCTION INC. NO. OF DWELLING UNITS BEFORE: — AFTER: — THIS CONSTRUCTION

(1) ADDRESS 706 IVY PL NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
260-0632 - Doug

(1) TELEPHONE 245-9008 USE OF EXISTING BLDGS N/A

(2) APPLICANT SAME DESCRIPTION OF WORK AND INTENDED USE: NEW RESIDENCE - S/F

(2) ADDRESS }

(2) TELEPHONE }

REQUIRED: Two (2) plot plans, on 8 1/2" x 11" paper, showing all existing and proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, and all easements and 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 —

SETBACKS: Front 20' from property line (PL) or — from center of ROW, whichever is greater Parking Req'mt —

Side 5' from PL Rear 25' from PL Special Conditions —

Maximum Height —

CENSUS TRACT 10 TRAFFIC ZONE 22

Modifications to this Planning Clearance must be approved, in writing, by the Director of 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 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 1/16/96

Department Approval *Marcia Rabideaux* Date 1-16-96

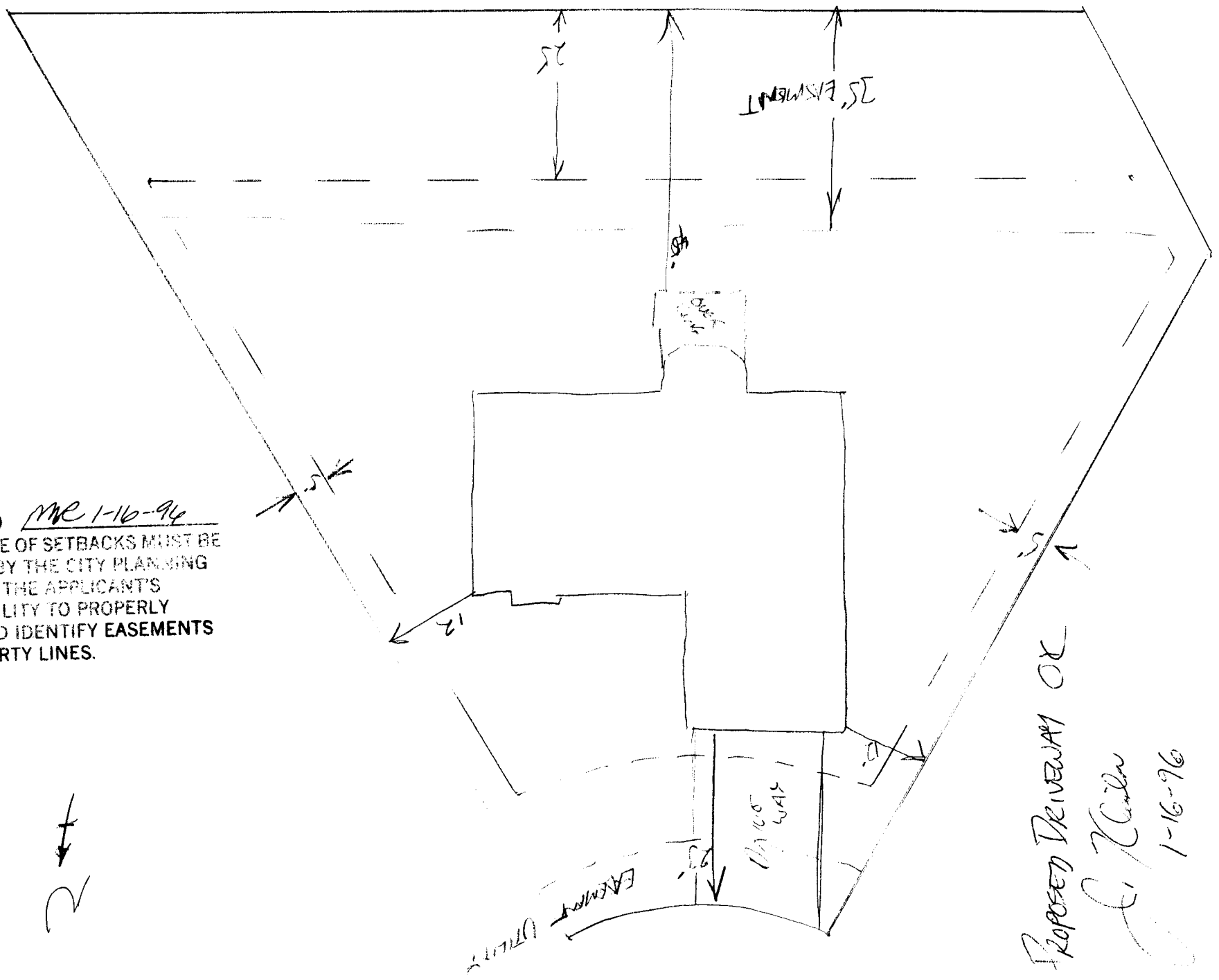
Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 8870-S/F

Utility Accounting Millie Fowler Date 1-16-96

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

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

ACCEPTED MR 1-16-94
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.



2 ↑

Proposed Driveway OK
L. K. Kildan
1-16-96