

FEE \$	10 <sup>00</sup>
TCP \$	55.26

BLDG PERMIT NO. 57873

3028-6550-01-

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

*[Handwritten initials]*

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 626 PAGOSA CURT TAX SCHEDULE NO. 2943-063-17-006  
 SUBDIVISION GRAND VIEW SUB. SQ. FT. OF PROPOSED BLDG(S)/ADDITION 3,000  
 FILING 1 BLK 3 LOT 6 SQ. FT. OF EXISTING BLDG(S) 0  
 (1) OWNER HOLLIS / LISA ANN BROWN NO. OF DWELLING UNITS  
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS \_\_\_\_\_  
 (1) TELEPHONE 243-5934 NO. OF BLDGS ON PARCEL  
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (2) APPLICANT SKELTON CONSTRUCTION USE OF EXISTING BLDGS N/A  
 (2) ADDRESS 706 117 PLACE DESCRIPTION OF WORK AND INTENDED USE: \_\_\_\_\_  
 (2) TELEPHONE 245-9008 NEW RESIDENCE

**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 25' from property line (PL) Parking Req'mt \_\_\_\_\_  
 or 45' from center of ROW, whichever is greater Special Conditions \_\_\_\_\_  
 Side 5' from PL Rear 25' from PL \_\_\_\_\_  
 Maximum Height 32' \_\_\_\_\_  
 CENS.T. 10 T.ZONE 22 ANN# \_\_\_\_\_

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 10/15/96  
 Department Approval Marcia Rabideaux Date 10-15-96

Additional water and/or sewer tap fee(s) are required: YES  NO \_\_\_\_\_ W/O No. 9579

Utility Accounting [Signature] Date 10-15-96

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)

