

FEE \$	10.-
TCP \$	181.-
SIF \$	292.-



BLDG PERMIT NO. 67547

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department



BLDG ADDRESS 442 W PAGOSA DR TAX SCHEDULE NO. 2943 043 28.005

SUBDIVISION GRAND VIEW SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1960^{sq}

FILING 3 BLK 2 LOT 5 SQ. FT. OF EXISTING BLDG(S) 0

(1) OWNER LOUISE READ NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 774 S YOUNGFIELD CT NO. OF BLDGS ON PARCEL
LAKEWOOD CO BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) TELEPHONE 303 989.4221

(2) APPLICANT SKELTON CONST INC USE OF EXISTING BLDGS _____

(2) ADDRESS 706 WY PL G.J. CO DESCRIPTION OF WORK AND INTENDED USE: NEW RES.

(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 R5F-5 Maximum coverage of lot by structures 35%

SETBACKS: Front 20' from property line (PL) Parking Req'mt 2
 or 45' from center of ROW, whichever is greater

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

Maximum Height 32' CENSUS 10 TRAFFIC 28 ANNEX# _____

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 11-2-98

Department Approval [Signature] Date 11-17-98

Additional water and/or sewer tap fee(s) are required YES NO _____ W/O No. #11766 TR-87549

Utility Accounting [Signature] Date 11-17-98

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)

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BLDG ADDRESS 442 W PAGESA DR TAX SCHEDULE NO. 2943 063 28.005
 SUBDIVISION GRAND VIEW SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1960^{sq}
 FILING 3 BLK 2 LOT 5 SQ. FT. OF EXISTING BLDG(S) 0
 (1) OWNER LOUISE RAY NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 774 S YOUNGFIELD CT
WILKINSON CO NO. OF BLDGS ON PARCEL
 (1) TELEPHONE 303 989-4221 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT SKRITON CONST INC USE OF EXISTING BLDGS _____
 (2) ADDRESS 706 WY PL G.I. CO DESCRIPTION OF WORK AND INTENDED USE: NEW RES.
 (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 RSF-5 Maximum coverage of lot by structures 3590
 SETBACKS: Front 20' from property line (PL) Parking Req'mt 2
 or 45' from center of ROW, whichever is greater Special Conditions _____
 Side 5' from PL Rear 25' from PL
 Maximum Height 32' CENSUS 10 TRAFFIC 28 ANNEX# _____

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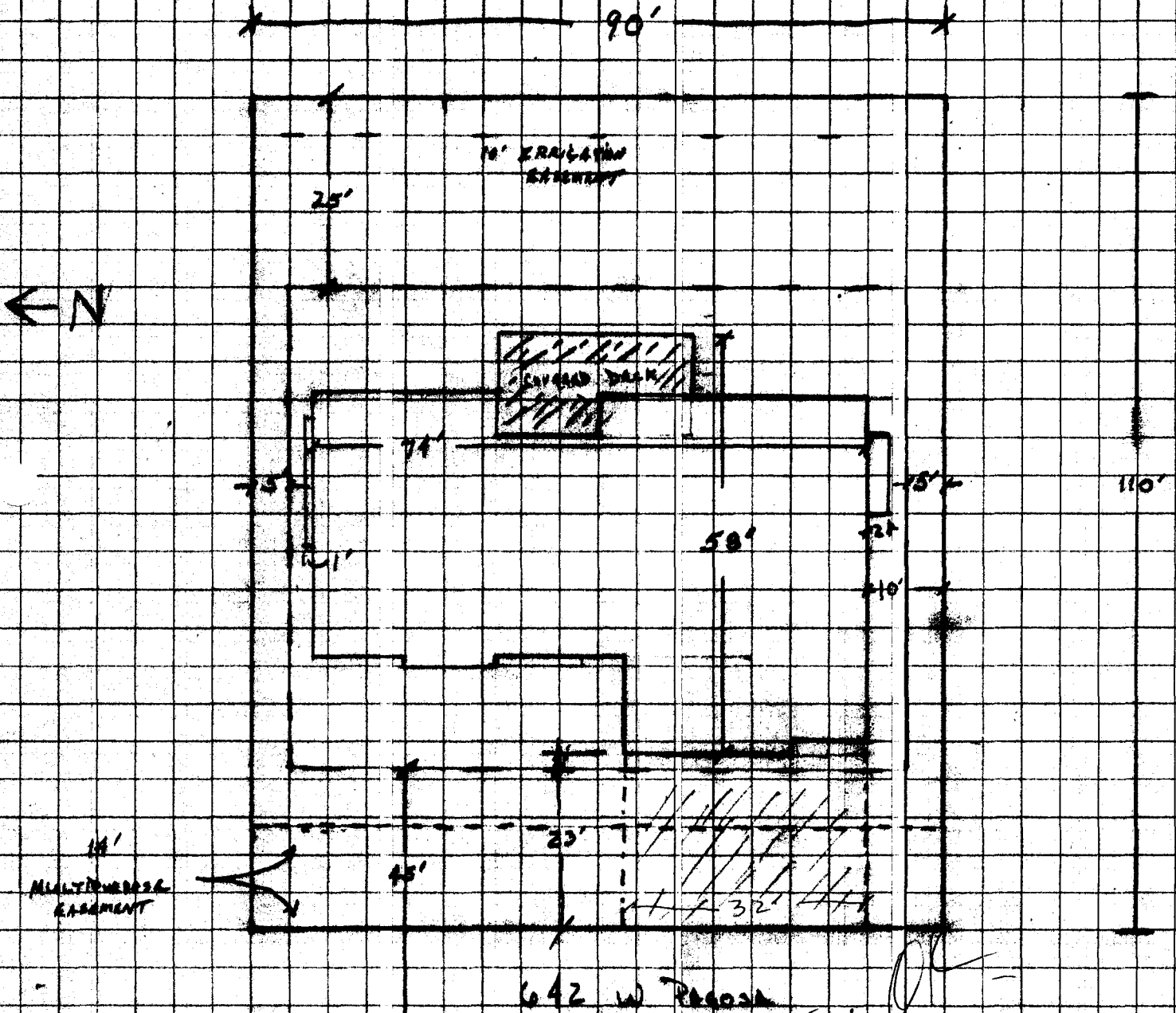
Additional water and/or sewer tap fee(s) are required: YES NO W/O No. #11766 TR-87549

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

ACCEPTED *XV 11-798*
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



642 W. Pecos

David Sack
Richard Sack
11-3-98