

FEE \$	10.00
TCP \$	181.00
SIF \$	292.00



BLDG PERMIT NO. 68716

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

483⁰⁰
 (9)

BLDG ADDRESS 636 E. Pagosa Dr. TAX SCHEDULE NO. 2943 063 20 004

SUBDIVISION Grand View SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1850^{sq} +

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

(1) OWNER Centennial Const. NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 1520 Ptarmigan Ct. N. NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) TELEPHONE 242-7198 USE OF EXISTING BLDGS _____

(2) APPLICANT Mark H Beber DESCRIPTION OF WORK AND INTENDED USE: _____

(2) ADDRESS same

(2) TELEPHONE _____ New residence

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 35%

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

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

Maximum Height 32' CENSUS 10 TRAFFIC 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 Mark H Beber Date 2-8-99

Department Approval Ronnie Edwards Date 2-16-99

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 11935

Utility Accounting K Duncan Date 2/16/99

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

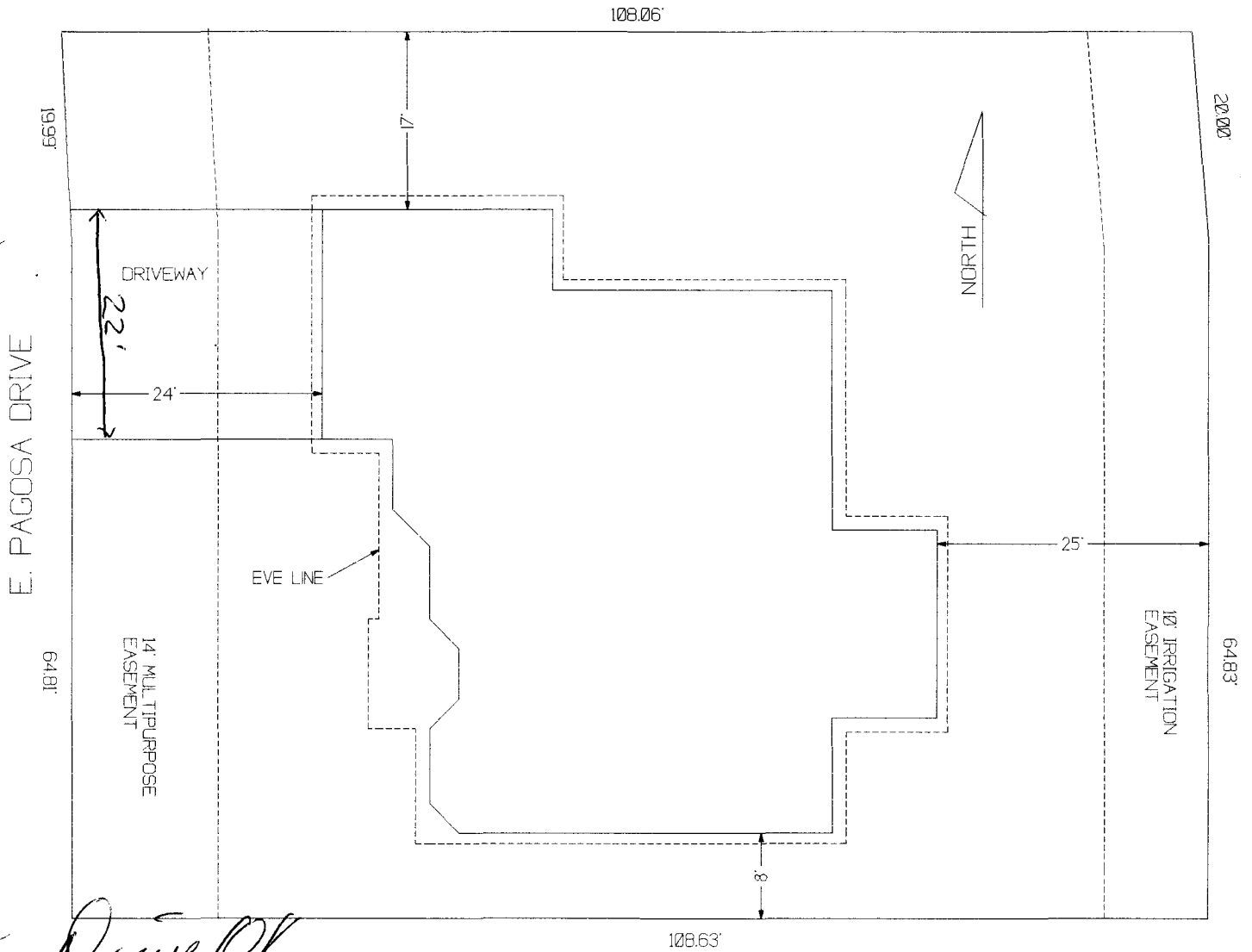
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

CENTENNIAL CONSTRUCTION
1520 PTARMIGAN COURT NORTH
GRAND JUNCTION, CO 81506
242-7198

JOB ADDRESS:
636 EAST PAGOSA DRIVE
GRAND JUNCTION, CO 81506
SCH. # 2943 063 20 004
LOT 2 BLK 3 FILING 3
GRAND VIEW SUBDIVISION

FEBRUARY 8, 1999

ACCEPTED *R. R. R.* 2/16/99
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.



*Drawn OK.
Tech. Review
2-11-99*