

FEE \$	10-
TCP \$	185-
SIF \$	292-



BLDG PERMIT NO. 69115

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

BLDG ADDRESS 650 E PAGOSA DR TAX SCHEDULE NO. 2943-063-20-0011

SUBDIVISION GRAND VIEW SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1864

FILING 3 BLK 3 LOT 9 SQ. FT. OF EXISTING BLDG(S) 0

(1) OWNER JOHN + MARIA WOHLSHAERT NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 441 Wolo Ave

(1) TELEPHONE 241-8134 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

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

(2) ADDRESS 706 IVY PL G.D. CO DESCRIPTION OF WORK AND INTENDED USE: NRW

(2) TELEPHONE 245-9008 home

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 28' 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 22 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 Don Shanton Date 3-10-99

Department Approval K. Valdez Date 3-25-99

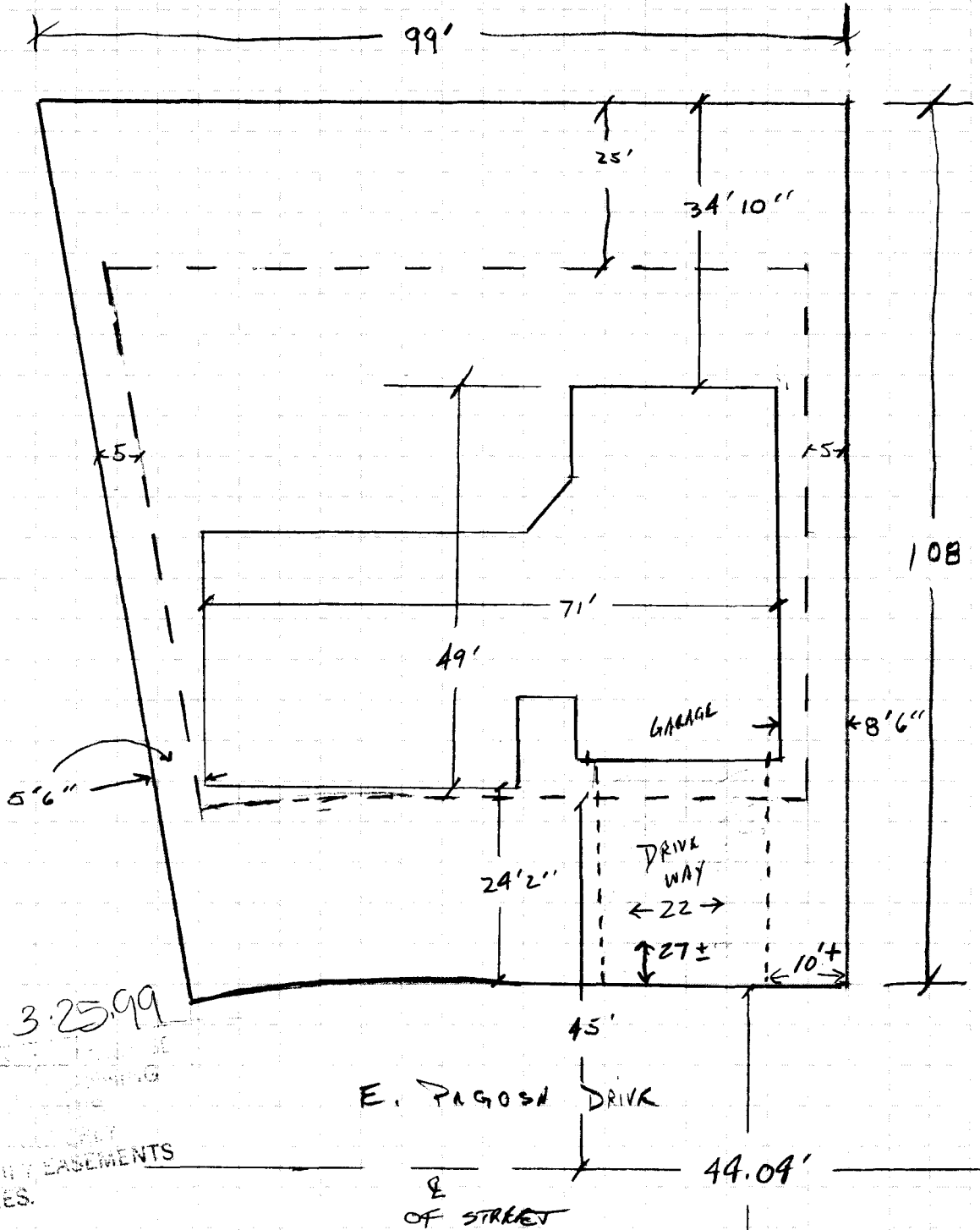
Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. #12058 TR 89118

Utility Accounting Checkered Date 3-25-99

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)

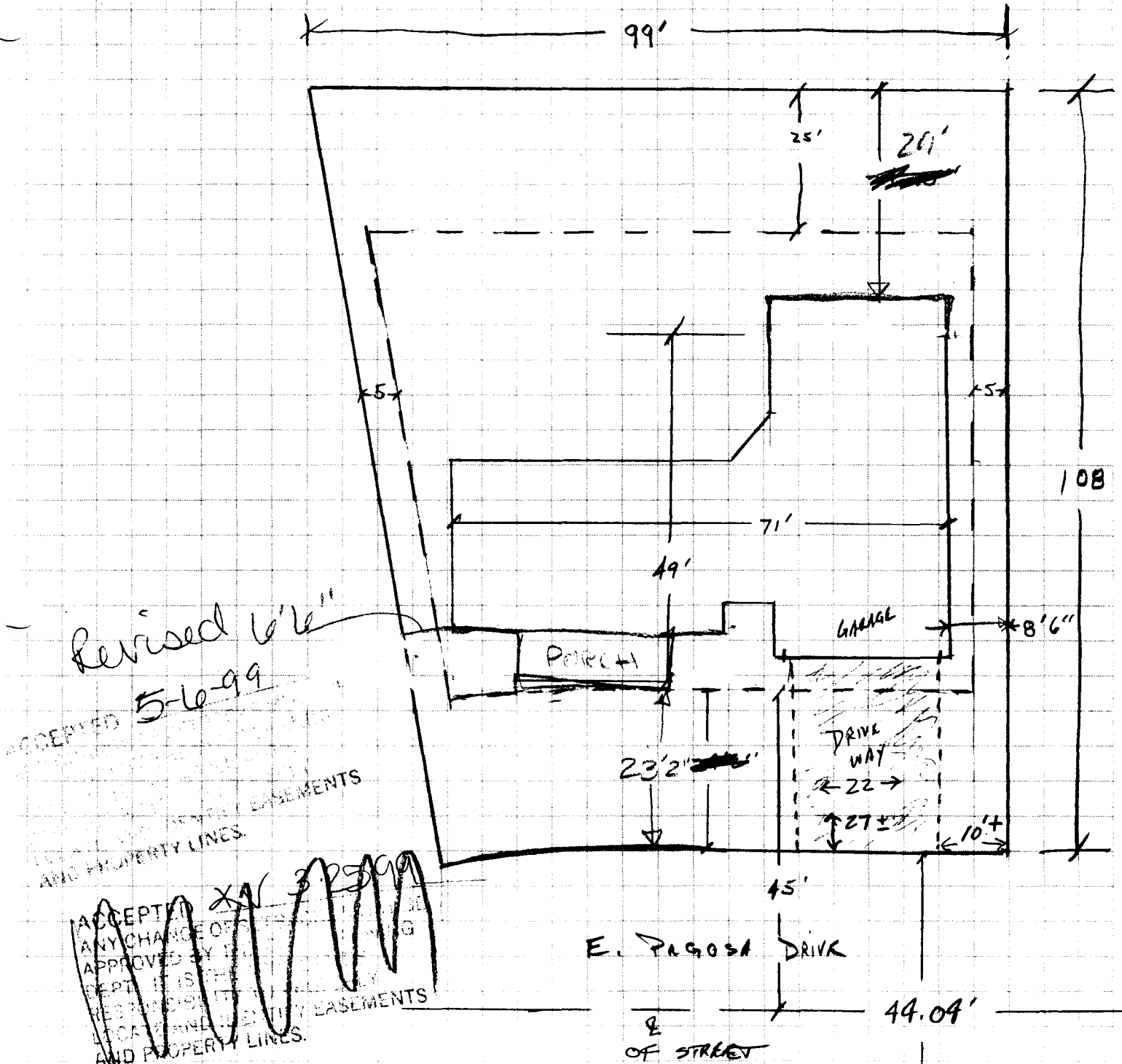
650 E PAGOSA DR



ACCEPTED XV 3.25.99
ANY CHANGES TO THIS PLAN
APPROVED BY THE
OFFICE OF THE COUNTY
RECORDS DEPARTMENT
LOCATED AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

me _____ Job Number *Down*
 Location _____ Sheet *1 of 1*
 Technical Representative _____ By *David Sack* Date *3-12-99*

650 E PAGOSA DR



Revised 6'6"
5-6-99

ACCEPTED
PROPERTY EASEMENTS
AND PROPERTY LINES.

ACCEPTED
ANY CHANGE OF
APPROVED BY
EASEMENTS
AND PROPERTY LINES.

E. PAGOSA DRIVE
&
OF STREET

Job Number _____
 Location _____
 Technical Representative _____
 Sheet _____ of _____
 By *David Sack* Date *3-12-99*