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BLDG PERMIT NO. 71127

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

EX

BLDG ADDRESS 640 WEST PAGOSA TAX SCHEDULE NO. 2943-063-28-004
 SUBDIVISION GRAND VIEW SUB SQ. FT. OF PROPOSED BLDG(S)/ADDITION -
 FILING 3 BLK 2 LOT 4 SQ. FT. OF EXISTING BLDG(S) _____
 (1) OWNER CHARLES HARRISON NO. OF DWELLING UNITS BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 640 WEST PAGOSA NO. OF BLDGS ON PARCEL BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) TELEPHONE _____ USE OF EXISTING BLDGS home
 (2) APPLICANT SKELTON CONSTRUCTION INC DESCRIPTION OF WORK AND INTENDED USE: _____
 (2) ADDRESS 706 107 PL ROOF OVER EXISTING PATIO
 (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 _____
 SETBACKS: Front 23' from property line (PL) Parking Req'mt _____
 or _____ from center of ROW, whichever is greater Special Conditions _____
 Side 5 from PL Rear 25 from PL _____
 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 _____ Date 7-8-99
 Department Approval Donnie Edwards Date 7-8-99

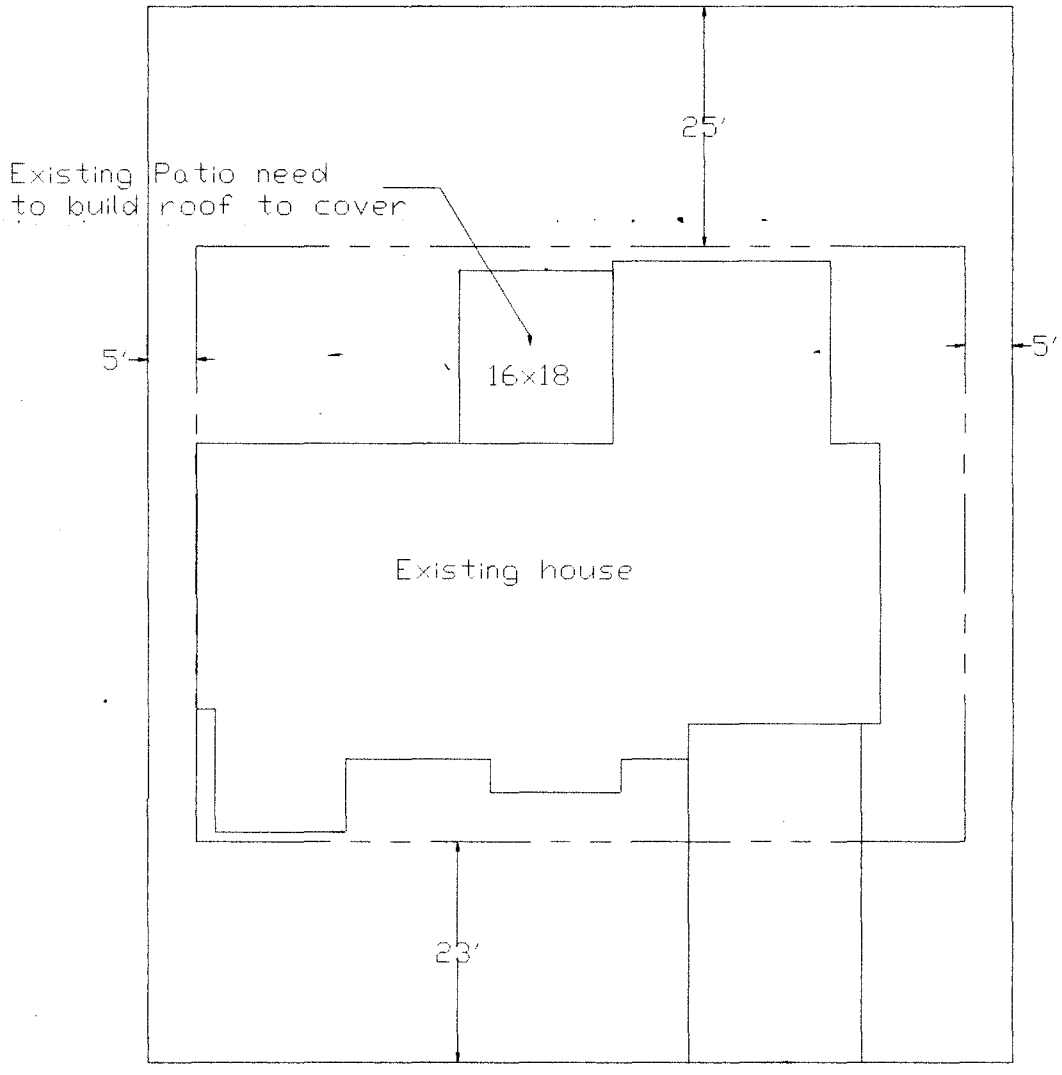
Additional water and/or sewer tap fee(s) are required: YES _____ NO _____ W/O No. no charge

Utility Accounting Dotter Vanover Date 7-12-99

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)

ACCEPTED *Ronnie* 7/8/99
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.



West Pagosa Drive

640 west pagosa
Lot 4 , Blk 2 , Filing 3
Grand View Subdivision