

FEE \$	10 ⁻
TCP \$	181 ⁻
SIF \$	292 ⁻



BLDG PERMIT NO. 71906

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

EX

BLDG ADDRESS 2812 WEST PAGOJA TAX SCHEDULE NO. 2943-06J-18-022

SUBDIVISION GRAND VIEW SUB SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1850

FILING BLK # 3-BLK 1 LOT 10 SQ. FT. OF EXISTING BLDG(S) 0

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

(1) ADDRESS 706 IVY PL.

(1) TELEPHONE 245-9008 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT SAME USE OF EXISTING BLDGS N/A

(2) ADDRESS _____ DESCRIPTION OF WORK AND INTENDED USE: _____

(2) TELEPHONE _____ NEW 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 _____

SETBACKS: Front 23' from property line (PL) Parking Req'mt _____
 or _____ from center of ROW, whichever is greater

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

Maximum Height _____ CENSUS 10 TRAFFIC 22 ANNEX# _____

Modifications to this Planning Clearance must be approved, in writing, by 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, if applicable, 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 9-13-99

Department Approval Bill N... Date 9-13-99

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 12568

Utility Accounting [Signature] Date 9-13-99

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)

9-13-99

Bill Nelli

ADDED TO
AND CONSIDERED TO BE
APPROVED BY THE CITY PLANNING
DEPT. THE CITY PLANNING
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

