

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



BLDG PERMIT NO. 69889

**PLANNING CLEARANCE**

(Single Family Residential and Accessory Structures)  
**Community Development Department**

EX

BLDG ADDRESS 2816 W PAGOSA TAX SCHEDULE NO. 2943-063-18-020  
 SUBDIVISION Green View Sub SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2150  
 FILING/BLK 7 LOT 12 SQ. FT. OF EXISTING BLDG(S) N/A  
 (1) OWNER Skeleton Construction NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 700 IVY PL NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (1) TELEPHONE 245-9008 USE OF EXISTING BLDGS N/A  
 (2) APPLICANT Skeleton Construction DESCRIPTION OF WORK AND INTENDED USE: \_\_\_\_\_  
 (2) ADDRESS 706 IVY PL \_\_\_\_\_  
 (2) TELEPHONE 245-9008 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 about 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) 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 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).

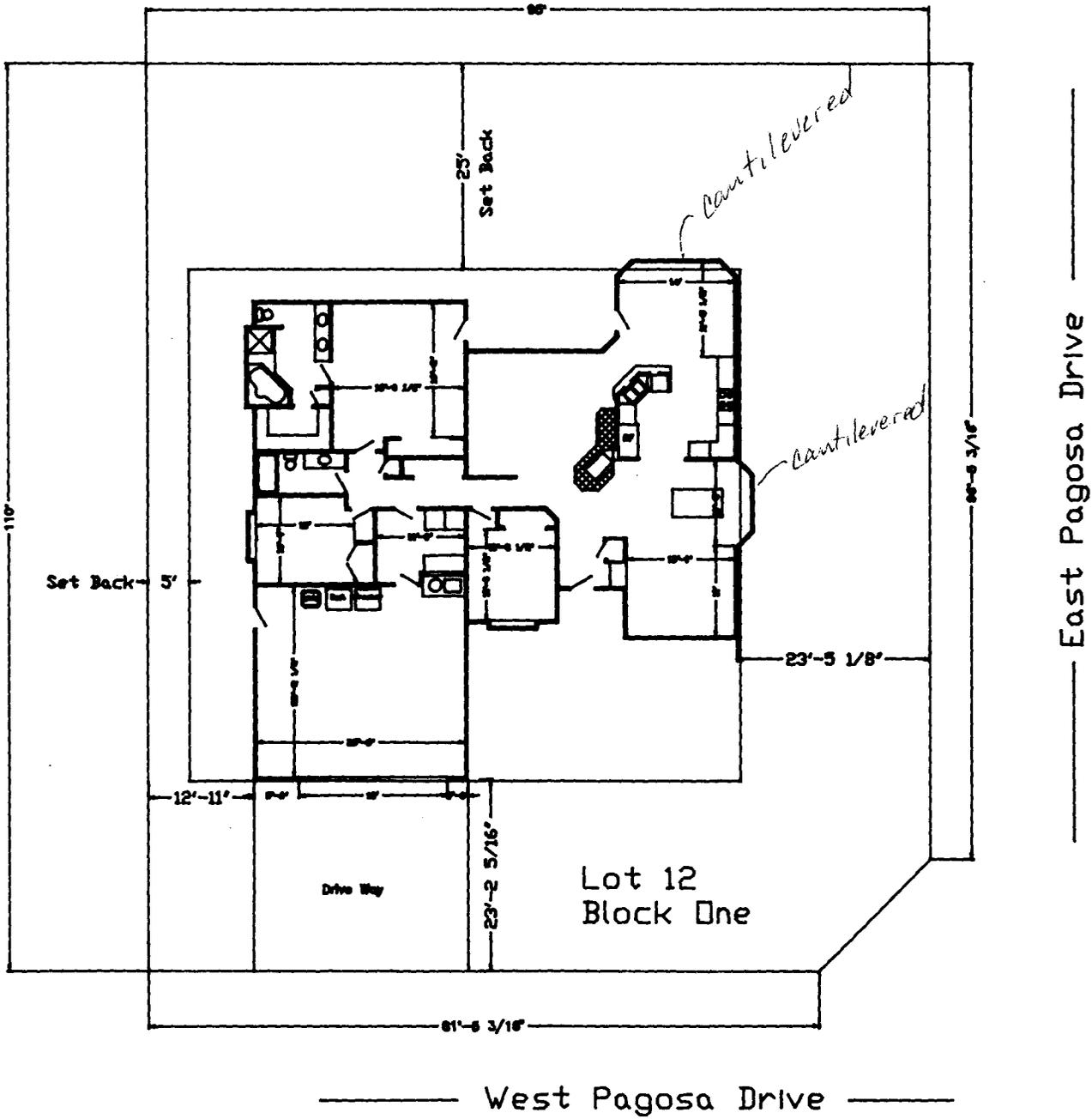
Applicant Signature [Signature] Date 5/3/99  
 Department Approval X Valdez Date 5-3-99

Additional water and/or sewer tap fee(s) are required: YES X NO \_\_\_\_\_ W/O No. 12157

Utility Accounting Wabi Overholt Date 5/3/99

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 XV5399  
 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.

*Review OK*  
*Trish Davis*  
*4-29-99*