

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



BLDG PERMIT NO. 68831

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG ADDRESS 2815 RIDGE DR. TAX SCHEDULE NO. 2943-062-18-019
 SUBDIVISION GRAND VIEW SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1900
 FILING 3 BLK 1 LOT 13 SQ. FT. OF EXISTING BLDG(S) N/A
 (1) OWNER MAX & MARGARET RAME NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 625 PAGOSA CT
 (1) TELEPHONE 256-7330 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT SKELTON CONSTRUCTION, INC. USE OF EXISTING BLDGS N/A
 (2) ADDRESS 706 104 PL. DESCRIPTION OF WORK AND INTENDED USE:
 (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 abut the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE RSF-5 Maximum coverage of lot by structures _____
 SETBACKS: Front 20' & 23' from property line (PL) Parking Req'mt 2
 or _____ 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 [Signature] Date 2/19/99
 Department Approval Bonnie Edwards Date 2-22-99

Additional water and/or sewer tap fee(s) are required: YES _____ NO _____ W/O No. 11954
 Utility Accounting [Signature] Date 2/23/99

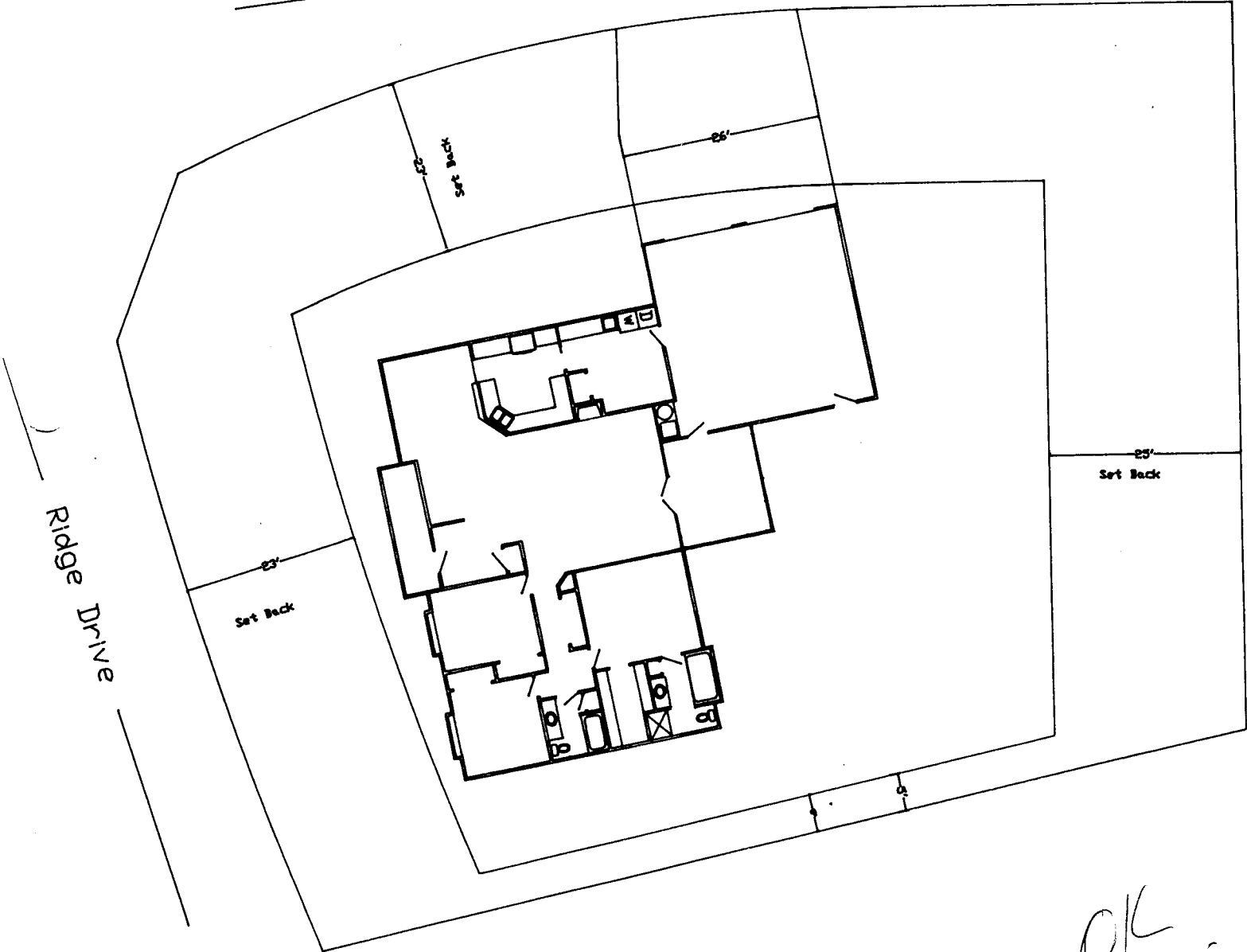
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

Fonnie 2/23/99

ACCEPTED
AND APPROVED
BY THE
LOCAL GOVERNMENT
ON THE
CONDITIONS AND
TERMS SET FORTH IN THE
OFFICIAL RECORDS

East Pagosa Drive



Done OK
Rich Davis
2-19-99