

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



BLDG PERMIT NO. 68919

**PLANNING CLEARANCE**

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

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BLDG ADDRESS 2819 ROGGS DR. TAX SCHEDULE NO. 2943-062-20-012  
SUBDIVISION GRAND VIEW SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1920  
FILING BLK 3 LOT 10 SQ. FT. OF EXISTING BLDG(S) N/A  
(1) OWNER SKELTON CONST. INC. NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
(1) ADDRESS 706 104 PL.  
(1) TELEPHONE 245-9008 NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
(2) APPLICANT SKELTON CONST. 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 35%  
SETBACKS: Front 20' from property line (PL) or 45' from center of ROW, whichever is greater Parking Req'mt 2  
Side 5' from PL Rear 25' from PL Special Conditions \_\_\_\_\_  
Maximum Height \_\_\_\_\_ CENSUS 10 TRAFFIC 22 ANN# \_\_\_\_\_

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).

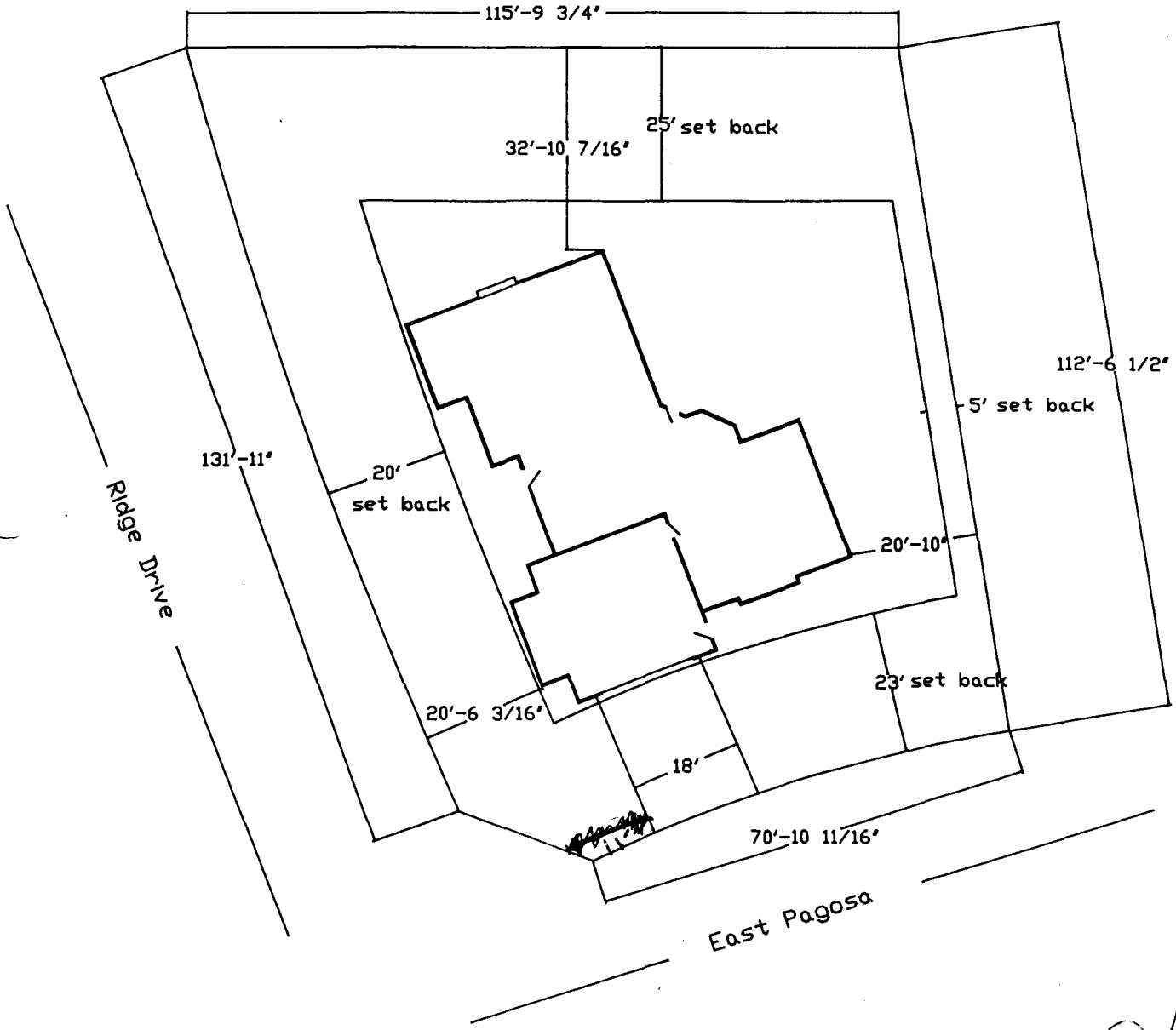
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature [Signature] Date 3/1/99  
Department Approval [Signature] Date 3-5-99  
Additional water and/or sewer tap fee(s) are required: YES  NO  W/O No. 11990  
Utility Accounting [Signature] Date 3/5/99

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 *XV 35-99*  
ANY CHANGE OF INTERESTS SHALL BE  
APPROVED BY THE BOARD OF SUPERVISORS  
OF THE COUNTY OF SAN DIEGO  
RESPONSIBILITY TO PROBABLY  
UPDATE AND IDENTIFY EASEMENTS  
AND PROPERTY LINES.



*Drive OK  
Rick Harris  
3-2-99*