

FEE \$	16 -
TCP \$	500 -
SIF \$	292 -



BLDG PERMIT NO. 74632

PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
Community Development Department

BLDG ADDRESS 653 E PAGOZA TAX SCHEDULE NO. 2943-062-28-002
 SUBDIVISION GRAND VIEW SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1800/GAR 768
 FILING 4 BLK 2 LOT 12 SQ. FT. OF EXISTING BLDG(S) 0
 (1) OWNER SKALTON CONST INC NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 706 1XX PL NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) TELEPHONE 245-9008
 (2) APPLICANT _____ USE OF EXISTING BLDGS _____
 (2) ADDRESS same DESCRIPTION OF WORK AND INTENDED USE: _____
 (2) TELEPHONE _____ NEW CONSTRUCTION RESIDENTIAL

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 R-SF-5 Maximum coverage of lot by structures 35%
 SETBACKS: Front 23' from property line (PL) Parking Req'mt 2
 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).

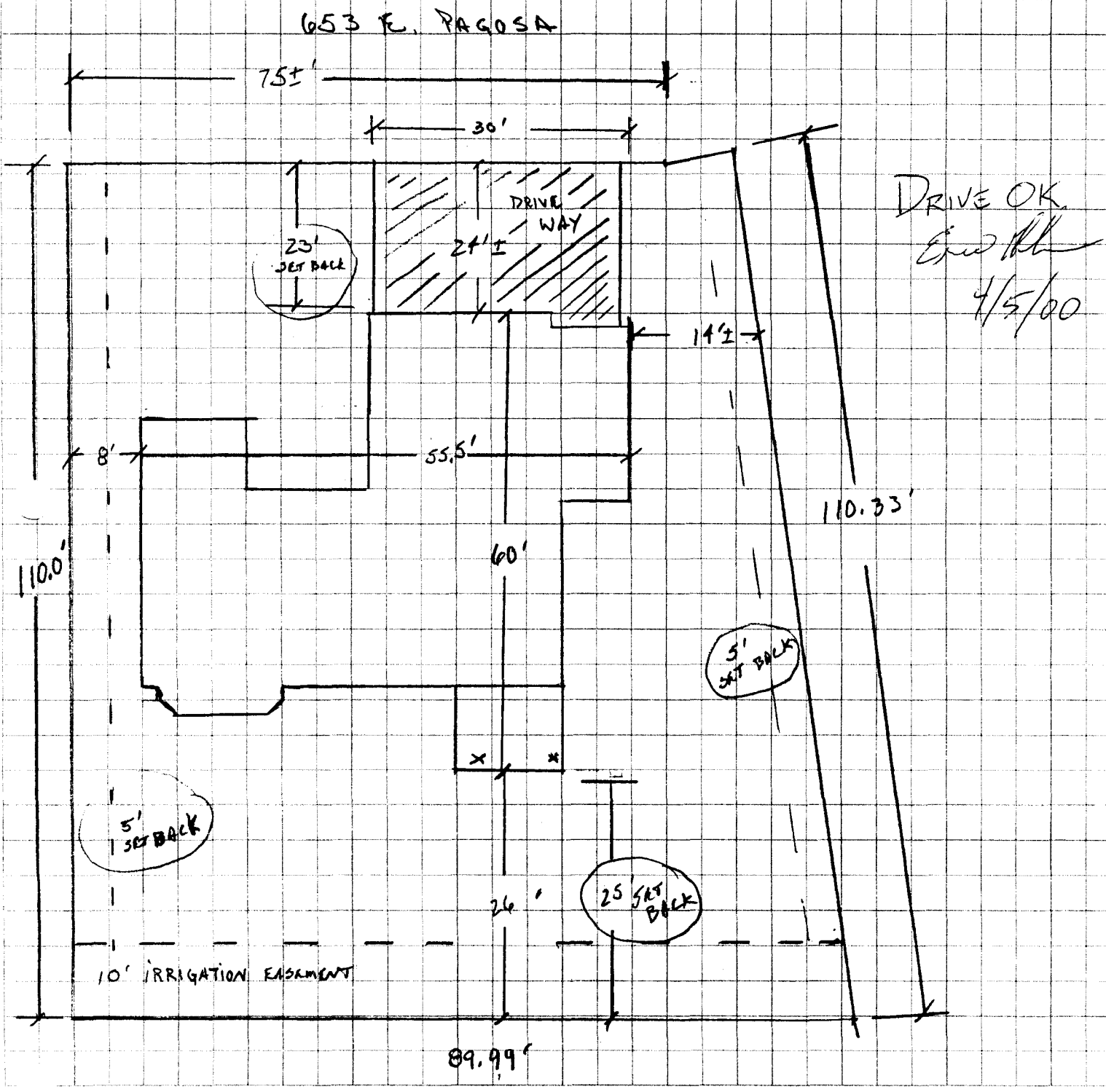
Applicant Signature Jim Skilton Date 4-4-00
 Department Approval Mike Brown Date 4/6/00

Additional water and/or sewer tap fee(s) are required: YES _____ NO _____ W/O No. 13002
 Utility Accounting Patricia Vanover Date 4-6-00

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

THE PURPOSE OF THIS PROJECT IS TO
 PROVIDE A SURVEY FOR PRELIMINARY
 DEVELOPMENT AND UTILITY PLANNING
 PURPOSES. THE SURVEYOR'S
 RESPONSIBILITY IS TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.

Lot 12 Blk 2 File 4



Job Name _____ Job Number _____

Location _____ Sheet _____ of _____

Technical Representative _____ By _____ Date _____