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| FEE \$ | 10.00 |
| TCP \$ | 181.00 |
| SIF \$ | 292.00 |



BLDG PERMIT NO. 73601

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG ADDRESS 635 W. PAGOVA TAX SCHEDULE NO. 2943-063-18-0~~00~~³⁰
SUBDIVISION Exmo View Sub. SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1800
FILING BLK 1 LOT 2 SQ. FT. OF EXISTING BLDG(S) N/A
(1) OWNER STANTON CONSTRUCTION NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
(1) ADDRESS 706 104 R. NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
(1) TELEPHONE 245-9008 USE OF EXISTING BLDGS N/A
(2) APPLICANT SAME DESCRIPTION OF WORK AND INTENDED USE: _____
(2) ADDRESS _____
(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 35%
SETBACKS: Front _____ 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 ANN# _____

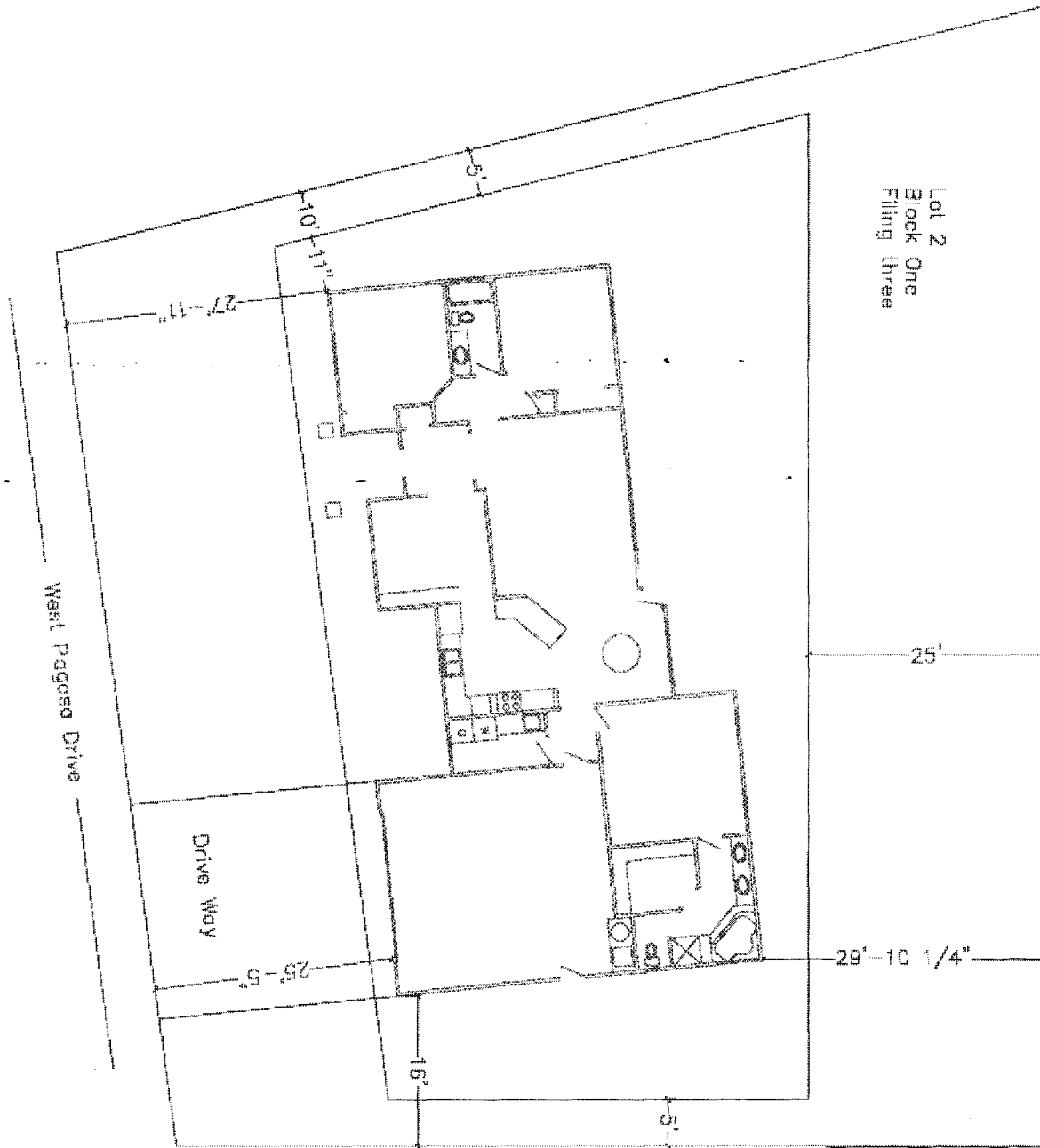
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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 1/18/00
Department Approval [Signature] Date 1-21-00

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 12802
Utility Accounting [Signature] Date 1/21/00

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



Lot 2
Block One
Filing Three

West Pagosa Drive

Drive Way

1/19/60
DRIVE O.K.
[Signature]

ACCEPTED *[Signature]* 1-21-60
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.