

FEE \$ 10<sup>00</sup>  
TCP \$ 55.26

BLDG PERMIT NO. 55836

### PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)  
Grand Junction Community Development Department

LTP

**THIS SECTION TO BE COMPLETED BY APPLICANT**

BLDG ADDRESS 632 W PACORA FE.DC TAX SCHEDULE NO. 2943-065-19-001  
 SUBDIVISION Grand View SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1980  
 FILING 1 BLK 5 LOT 1 SQ. FT. OF EXISTING BLDG(S) NONE  
 (1) OWNER WELTON COURT NO. OF DWELLING UNITS  
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 706 107 PL  
 NO. OF BLDGS ON PARCEL  
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (1) TELEPHONE 245-4008  
 USE OF EXISTING BLDGS RESIDENCE N/A  
 (2) APPLICANT SAME  
 DESCRIPTION OF WORK AND INTENDED USE:  
 (2) ADDRESS \_\_\_\_\_  
 (2) TELEPHONE \_\_\_\_\_ NEW RESIDENCE S/F

REQUIRED: Two (2) plot plans, on 8 1/2" x 11" paper, showing all existing and proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, and all easements and rights-of-way which abut the parcel.

**THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF**

ZONE R8F-5 Maximum coverage of lot by structures \_\_\_\_\_  
 SETBACKS: Front \_\_\_\_\_ from property line (PL)  
45/50' from center of ROW, whichever is greater Parking Req'mt \_\_\_\_\_  
 Side 5' from PL Rear 25' from PL Special Conditions \_\_\_\_\_  
 Maximum Height 32'  
 CENS.T. 10 T.ZONE 22 ANN# \_\_\_\_\_

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 4/22/96  
 Department Approval Ronnie Edwards Date 4/22/96

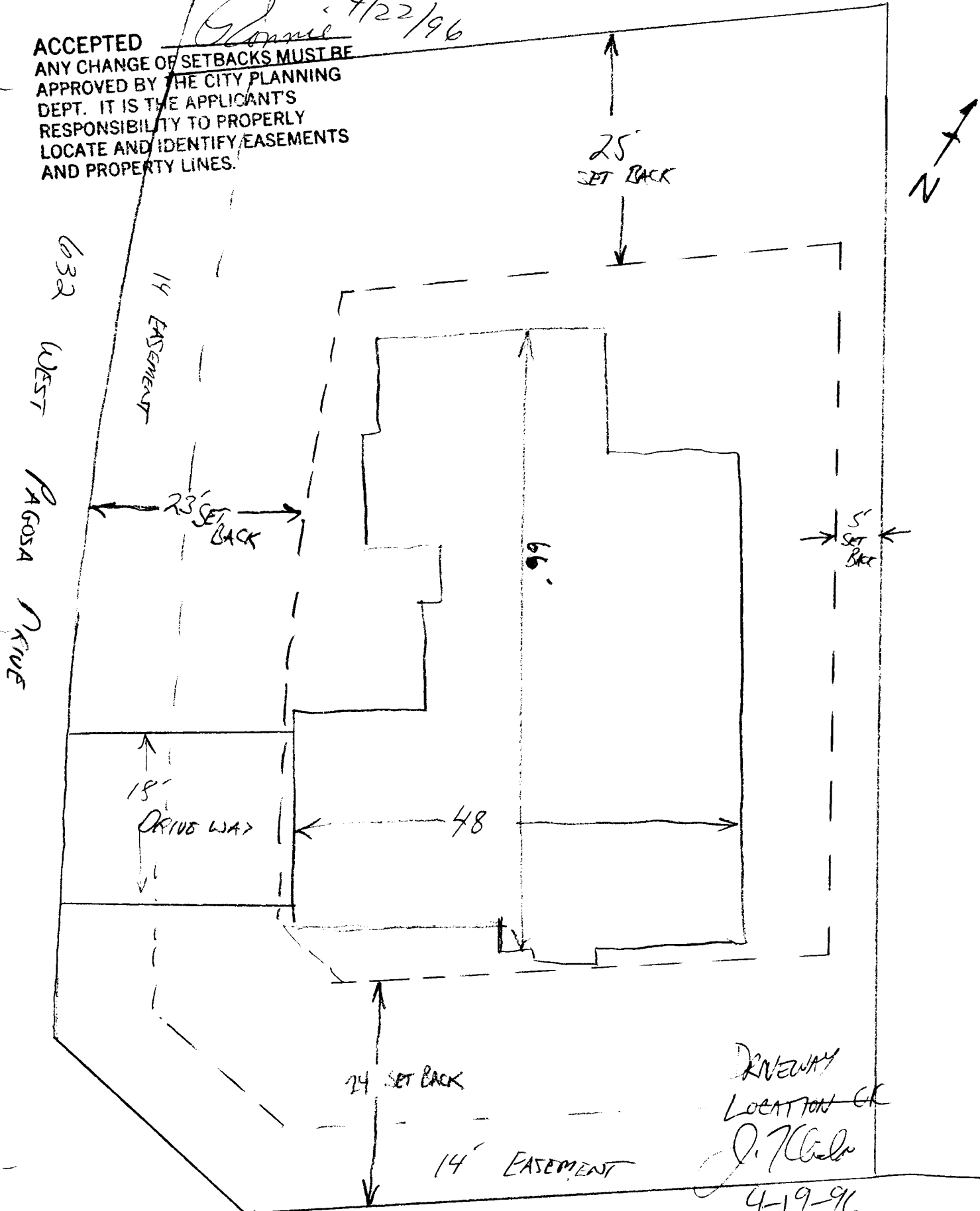
Additional water and/or sewer tap fee(s) are required: YES  NO \_\_\_\_\_ W/O No. 9142  
 Utility Accounting Dottie Hobbes Date 4/22/96 S/F

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  
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.

*Rommel* 4/22/96



632 WEST PAGOSA DRIVE

14' EASEMENT

23' SETBACK

18' DRIVEWAY

48

66

25' SETBACK

5' SETBACK

24' SETBACK

14' EASEMENT

HAWTHORN AVE.

DRIVEWAY  
LOCATION OK  
*J. K. Clark*  
4-19-96  
BLOCK 5 LOT 1  
FILING 1