

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



BLDG PERMIT NO. 124626

**PLANNING CLEARANCE**

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

28-002

BLDG ADDRESS 634 WEST PAGOSA TAX SCHEDULE NO. 2943-063-~~671~~

SUBDIVISION GRAND VIEW SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2150 LIVING

FILING 3 BLK 2 LOT 2 SQ. FT. OF EXISTING BLDG(S) NA

(1) OWNER THOMAS R MONDAY NO. OF DWELLING UNITS  
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 3233 D<sup>3</sup>/<sub>4</sub> RD CLIFTON CO 81520 NO. OF BLDGS ON PARCEL  
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) TELEPHONE 970-623-0782 USE OF EXISTING BLDGS N.A.

(2) APPLICANT SAME DESCRIPTION OF WORK AND INTENDED USE: NEW

(2) ADDRESS \_\_\_\_\_ CONSTRUCTION, SINGLE FAMILY RESIDENCE

(2) TELEPHONE \_\_\_\_\_

**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 20' from property line (PL) Parking Req'mt 2  
 or 45' from center of ROW, whichever is greater

Side 5' from PL Rear 25' from PL Special Conditions \_\_\_\_\_

Maximum Height 32' CENSUS 10 TRAFFIC 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 Thomas R Monday Date 08/24/98

Department Approval Santa Costello Date 9-2-98

Additional water and/or sewer tap fee(s) are required: YES  NO  W/O No. 11579

Utility Accounting Williams Date 9-2-98

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)

NORTH

5' SIDE  
SETBACK

LOT 2  
BLCK 2  
FLING 3  
GRAND VIEW  
SUBDIVSN

110.23'

10' IRRIGATION EASEMENT

90'

36.6"

25' BACK SETBACK

636 WEST PACOSA DRIVE

FRONT  
SETBACK  
45' FROM  
STREET  
23' FROM  
LOTLINE

CONCRETE  
DRIVEWAY

WALK

14' MULTI-PURPOSE  
EASEMENT

5' SIDE SETBACK

130.15'

SITE PLAN 1/8" SCALE

ACCEPTED 5-2-88  
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.

Paul Davis  
OK  
4/27/88

