

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

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

BLDG PERMIT NO. 710874



Your Bridge to a Better Community

BLDG ADDRESS 639 W. Pagosa Dr SQ. FT. OF PROPOSED BLDGS/ADDITION ~~1865~~ 0
 TAX SCHEDULE NO. 2943-063-18-028 SQ. FT. OF EXISTING BLDGS 0
 SUBDIVISION Grandview TOTAL SQ. FT. OF EXISTING & PROPOSED 1865
 FILING 3 BLK 1 LOT 41 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 (1) OWNER J.G. Molzahn Const. NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction
 (1) ADDRESS 3020 Bookcliff Ave. USE OF EXISTING BUILDINGS N/A
 (1) TELEPHONE 434-6069 DESCRIPTION OF WORK & INTENDED USE New single family residence
 (2) APPLICANT J.G. Molzahn Const. TYPE OF HOME PROPOSED:
 (2) ADDRESS 3020 Bookcliff Ave Site Built Manufactured Home (UBC)
 (2) TELEPHONE 434-6069 Manufactured Home (HUD)
 Other (please specify) New single Family residence

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 RMF-5 Maximum coverage of lot by structures 60%
 SETBACKS: Front 20 from property line (PL) Permanent Foundation Required: YES NO
 or from center of ROW, whichever is greater
 Side 5' from PL, Rear 25' from PL Parking Req'mt
 Maximum Height 35' Special Conditions
 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 10-3-00
 Department Approval [Signature] Date 10-3-00

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>13128</u>
Utility Accounting	<u>[Signature]</u>		Date <u>10-3-00</u>

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)

