

FEES	10.00
TCP \$	181.00
SIF \$	292.00

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

BLDG PERMIT NO. 76908



Your Bridge to a Better Community

BLDG ADDRESS 647 W. Pagosa Dr. SQ. FT. OF PROPOSED BLDGS/ADDITION 0

TAX SCHEDULE NO. 2943-063-18-024 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION Grandview TOTAL SQ. FT. OF EXISTING & PROPOSED 2,402

FILING 3 BLK 1 LOT 8 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:  
 Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 Other (please specify) \_\_\_\_\_

(2) ADDRESS 3020 Bookcliff Ave

(2) TELEPHONE 434-6069

**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 6090

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 2

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 9-21-00

Department Approval [Signature] Date 10/13/00

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>13477</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>10/23/00</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)

1/4 scale = 3.66

2,200 N

10' Irrigation Easement

10/13/00  
ACCEPTED *Clare Gibson*  
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.

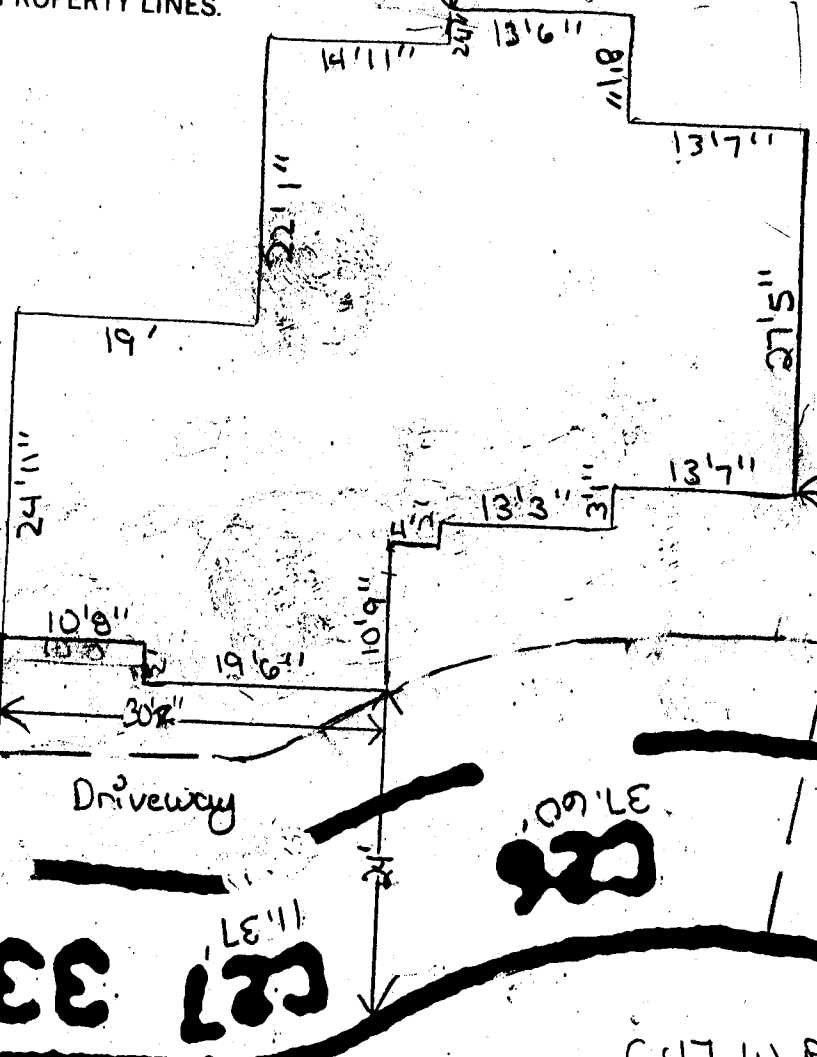
NORTH

109.15'

89.56' 01'

100.61'

79.27' 09' E



4' multi purpose Easement

33.64' 173

W. PAGOSA DRIVE

DRIVE OK  
SH  
9/22/00

647 W. Pagosa Dr.  
Lot 8, Block 1, Filing 3  
Grandview Subdivision

302  
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