

FEE \$	10 ⁻
TCP \$	181 ⁻
SIF \$	292 ⁻

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

BLDG PERMIT NO. 74509



Your Bridge to a Better Community

BLDG ADDRESS 649 W. Pagosa Dr. SQ. FT. OF PROPOSED BLDGS/ADDITION Ø
 TAX SCHEDULE NO. 2943-063-18-023 SQ. FT. OF EXISTING BLDGS Ø
 SUBDIVISION Grandview TOTAL SQ. FT. OF EXISTING & PROPOSED 1610
 FILING 3 BLK 1 LOT 9 NO. OF DWELLING UNITS:
 Before: Ø After: 1 this Construction
 (1) OWNER Bill & Patricia Young NO. OF BUILDINGS ON PARCEL
 Before: Ø After: 1 this Construction
 (1) ADDRESS 609 Darlene Ct. USE OF EXISTING BUILDINGS N/A
 (1) TELEPHONE 434-4900 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 RSF-5 Maximum coverage of lot by structures _____
 SETBACKS: Front 23' 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 32' 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).

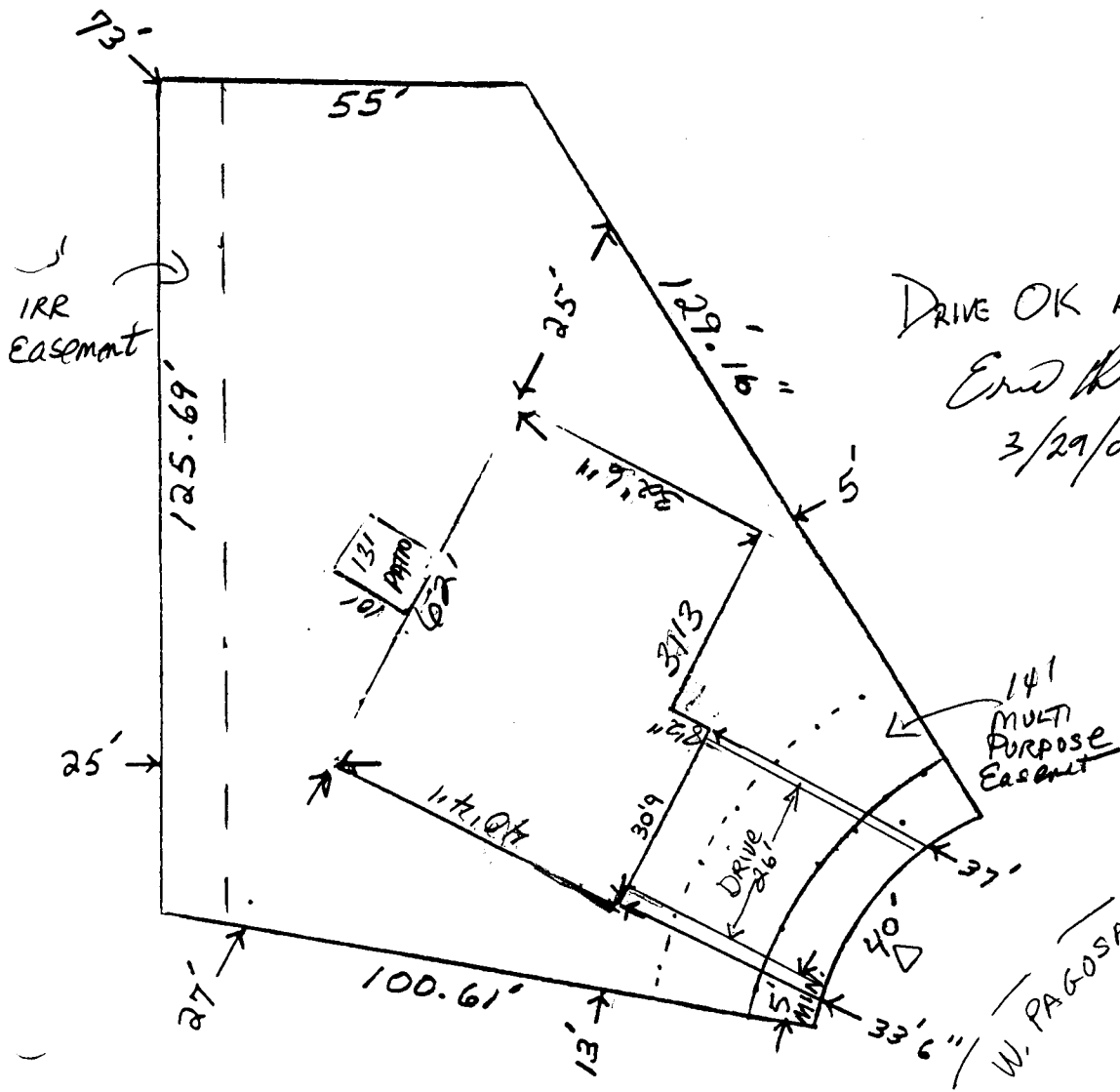
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature Cedric E. Mojah Date 3-28-2000
 Department Approval Ronnie Edwards Date 4-3-00

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>17# 12992</u>
Utility Accounting	<u>Kate Hart</u>	Date	<u>4/3/00</u>

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

ACCEPTED *Janie* 4/3/00
 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.



DRIVE OK AS MARKED
Erin
 3/29/00

N ↑

LOT 9,
 BLOCK TWO
 FILING # 3
 GRAND VIEW SUB.
 549 W. PAGOSA
 649 DRIVE