

FEE \$	10.00
TCR \$	500.00
SIF \$	292.00

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

BLDG PERMIT NO. 81857



Your Bridge to a Better Community

BLDG ADDRESS 673 E. Pagosa Dr. SQ. FT. OF PROPOSED BLDGS/ADDITION 2518

TAX SCHEDULE NO. 2943-062-33-018 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION Grandview TOTAL SQ. FT. OF EXISTING & PROPOSED 2518

FILING 4 BLK 1 LOT 18 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction

(1) OWNER Brandon ~~...~~ & Melissa Huff NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction

(1) ADDRESS 854 W. Battlement Pkwy Apt C202 USE OF EXISTING BUILDINGS N/A

(1) TELEPHONE 285-9420

(2) APPLICANT J.G. Molzahn Const. Inc. DESCRIPTION OF WORK & INTENDED USE New Single Family residence
 (Stamp: OCT 15 2011 TB)

(2) ADDRESS 3020 Bookcliff Ave. TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify) _____

(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 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 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 Adam E. Molzahn Date 9-26-01

Department Approval C. Jaye Gibson Date 10/5/01

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No <u>14301</u>
Utility Accounting	<u>T. Bensley</u>	Date	<u>10/5/01</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)

E. Pagosa Drive

35
L2039

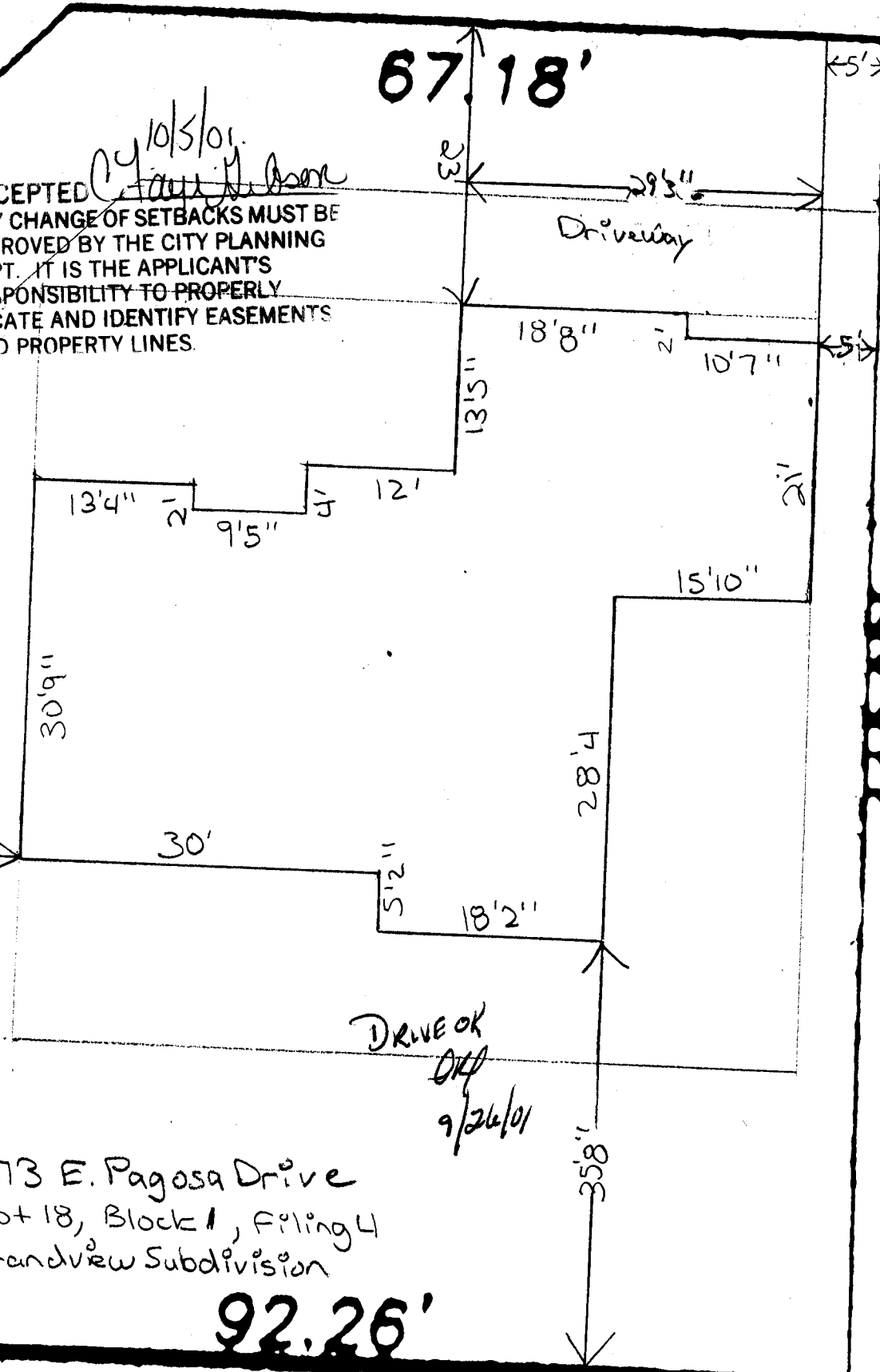
67.18'

10/5/01
C. Lawrence
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.

CORTLAND AVENUE

85.00'

21'4" Multi Purpose Easement



673 E. Pagosa Drive
Lot 18, Block 1, Filing 4
Grandview Subdivision

92.26'

DRIVEWAY
OK
9/26/01

110.00'