

FEE \$ <u>10.00</u>
TCP \$
SIF \$

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

BLDG PERMIT NO. _____



Your Bridge to a Better Community

BLDG ADDRESS 650 E PAGOSA DR SQ. FT. OF PROPOSED BLDGS/ADDITION 12x32 Pool
 TAX SCHEDULE NO. 2943-063-20-011 SQ. FT. OF EXISTING BLDGS 2619
 SUBDIVISION Grandview TOTAL SQ. FT. OF EXISTING & PROPOSED 3130
 FILING _____ BLK _____ LOT _____ NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction
 (1) OWNER John L. Moseman NO. OF BUILDINGS ON PARCEL
 Before: 1 After: 1 this Construction
 (1) ADDRESS 650 E PAGOSA DR USE OF EXISTING BUILDINGS RESIDENCE
 (1) TELEPHONE 255-9159 DESCRIPTION OF WORK & INTENDED USE INGROUND Pool
 (2) APPLICANT John L. Moseman 12x32
 (2) ADDRESS 650 E PAGOSA DR TYPE OF HOME PROPOSED:
 (2) TELEPHONE 255-9159 _____ Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 _____ Other (please specify) _____

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 25' from property line (PL) Permanent Foundation Required: YES _____ NO X
 or _____ from center of ROW, whichever is greater
 Side 3' from PL, Rear 5' from PL Parking Req'mt 2
 Maximum Height 35' Special Conditions _____
 CENSUS _____ TRAFFIC _____ 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).

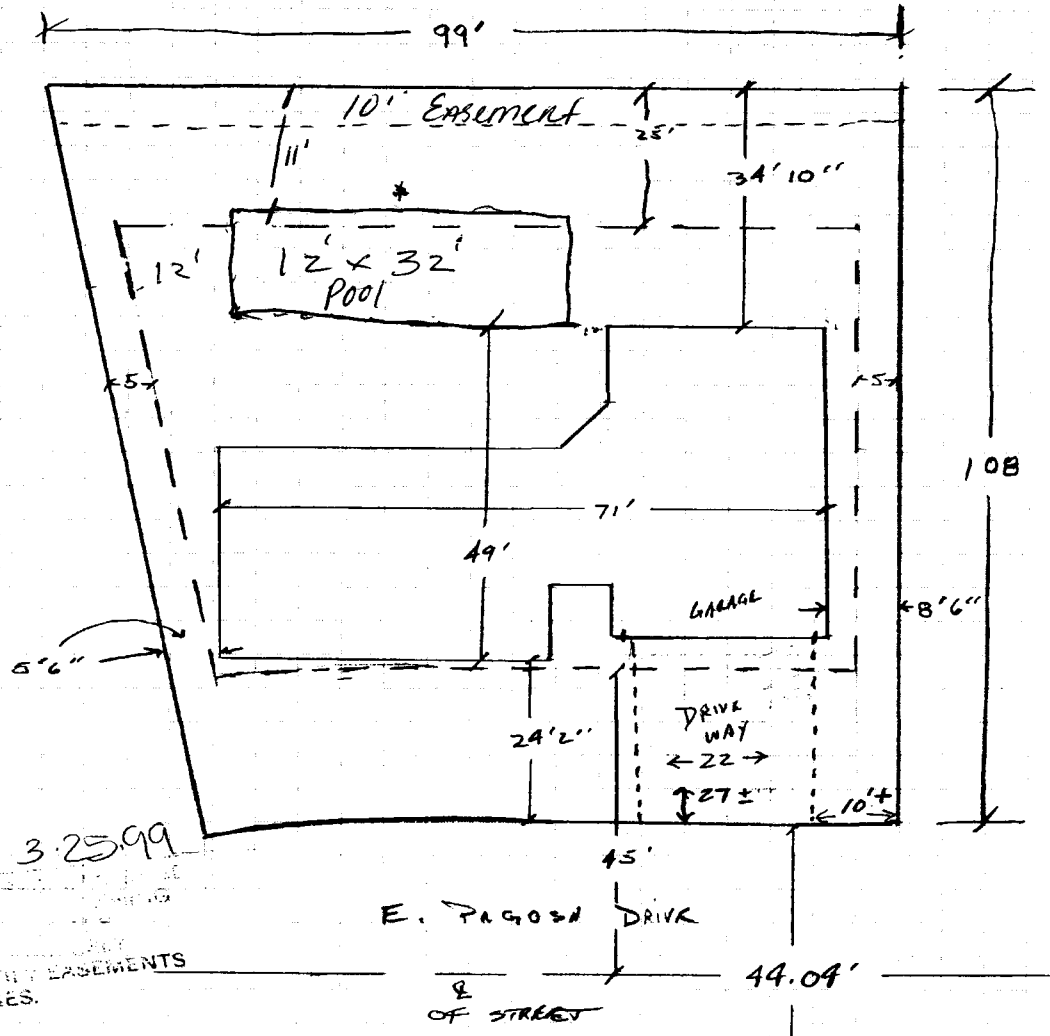
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature John L. Moseman Date 9-3-04
 Department Approval Mishi Wagon Date 9/3/04

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No. _____
Utility Accounting	<u>Overhead</u>	Date	<u>9/3/04</u>

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

650 E PAGOJA DR



ACCEPTED XV 3-25-99
ANY CHANGE OF THE SETBACKS OR EASEMENTS
APPROVED BY THE CITY PLANNING
DEPT. IS THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

Job Number _____
Sheet _____ of _____
Technical Representative _____ By _____ Date _____

David Sack
Trick Down
3-12-99

ACCEPTED *Mishi Pragoz* 9/3/04
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPT. IS THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.