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FEE \$ <u>1000</u>
TCP \$
SIF \$

**PLANNING CLEARANCE**  
 (Single Family Residential and Accessory Structures)  
**Public Works & Planning Department**

BLDG PERMIT NO. \_\_\_\_\_

Building Address 664 E. PAGOSA DR  
 Parcel No. 2943-062-35-010  
 Subdivision Grand View Subdivision  
 Filing 4 Block 3 Lot 10

No. of Existing Bldgs 1 No. Proposed 1  
 Sq. Ft. of Existing Bldgs 3600 Sq. Ft. Proposed ~~745~~ 2504  
 Sq. Ft. of Lot / Parcel 285 A  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) 6900  
 Height of Proposed Structure 7'

**OWNER INFORMATION:**

Name WILMER CLASSEN  
 Address 664 E. PAGOSA DR  
 City / State / Zip GRAND JCT, CO 81506

**DESCRIPTION OF WORK & INTENDED USE:**

- New Single Family Home (\*check type below)
- Interior Remodel
- Addition
- Other (please specify): SOLAR GRID TIE GROUND MOUNT

**APPLICANT INFORMATION:**

Name ATLASTA SOLAR, INC.  
 Address 2923 NORTH AVE STE 8A  
 City / State / Zip GRAND JCT, CO 81504  
 Telephone 248-0057

**\*TYPE OF HOME PROPOSED:**

- Site Built
- Manufactured Home (UBC)
- Manufactured Home (HUD)
- Other (please specify): \_\_\_\_\_

NOTES: \_\_\_\_\_

**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 PLANNING STAFF**

ZONE <u>R-5</u>	Maximum coverage of lot by structures <u>600%</u>
SETBACKS: Front <u>20/25</u> from property line (PL)	Permanent Foundation Required: YES <u>/</u> NO _____
Side <u>5/3</u> from PL Rear <u>25/5</u> from PL	Floodplain Certificate Required: YES _____ NO <u>✓</u>
Maximum Height of Structure(s) <u>35</u>	Parking Requirement <u>✓</u>
Voting District _____	Special Conditions _____
Driveway Location Approval _____ (Engineer's Initials)	

Modifications to this Planning Clearance must be approved, in writing, by the Public Works & Planning 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.

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 Bilpa Shelton Date 2-26-10  
 Planning Approval Wendy Spurr Date 2/26/10

Additional water and/or sewer tap fee(s) are required:	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>	W/O No. <u>existing here</u>
Utility Accounting <u>[Signature]</u>	Date <u>2/26/10</u>		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.4 Grand Junction Zoning & Development Code)  
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

Solar Array height is 7' at North end

90ft

40'



29.5'

44.5'

E Pagosa Dr  
77581

E PAGOOSA DR  
010

131.5'

54'

133ft

26'

17

ACCEPTED *Wendy Spive*  
ANY CHANGE OF SETBACKS MUST BE  
APPROVED BY THE CITY PLANNING DIVISION.  
IT IS THE APPLICANT'S RESPONSIBILITY TO  
PROPERLY LOCATE AND IDENTIFY  
EASEMENTS AND PROPERTY

52ft

30ft

Dillon Ct

SITE PLAN I

27ft  
Concrete Sq footage = 3300 sqft

Wilmer Classen Solar system by Atlasta Solar