

FEE \$ 10.00
TCP \$ 332.29

Refunded 12/95

BLDG PERMIT NO. 53634

*Lpc
tcp*

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Grand Junction Community Development Department

5

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2346 SOUTH RIM TAX SCHEDULE NO. 2945-083-00-115
 SUBDIVISION SOUTH RIM SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1850
 FILING 3 BLK 2 LOT 2 SQ. FT. OF EXISTING BLDG(S) _____
 (1) OWNER DALE JENSEN NO. OF DWELLING UNITS
 BEFORE: _____ AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 1601 ROAD AVE
 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: _____ THIS CONSTRUCTION
 (2) APPLICANT DALE JENSEN USE OF EXISTING BLDGS NEW RESIDENCE
 (2) ADDRESS 1601 ROAD DESCRIPTION OF WORK AND INTENDED USE: _____
 (2) TELEPHONE 243-9217 NEW - S/F

REQUIRED: Two (2) plot plans, on 8 1/2" x 11" paper, showing all existing and proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, and all easements and rights-of-way which abut the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE PR Maximum coverage of lot by structures _____
 SETBACKS: Front 25' from property line (PL) Parking Req'mt _____
 or from center of ROW, whichever is greater
 Side 10' from PL Rear 30' from PL Special Conditions FIR # FP-95-84
 Maximum Height _____ CENS.T. 14 T.ZONE 91 ANN# _____

Modifications to this Planning Clearance must be approved, in writing, by the Director of 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 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 10-2-95

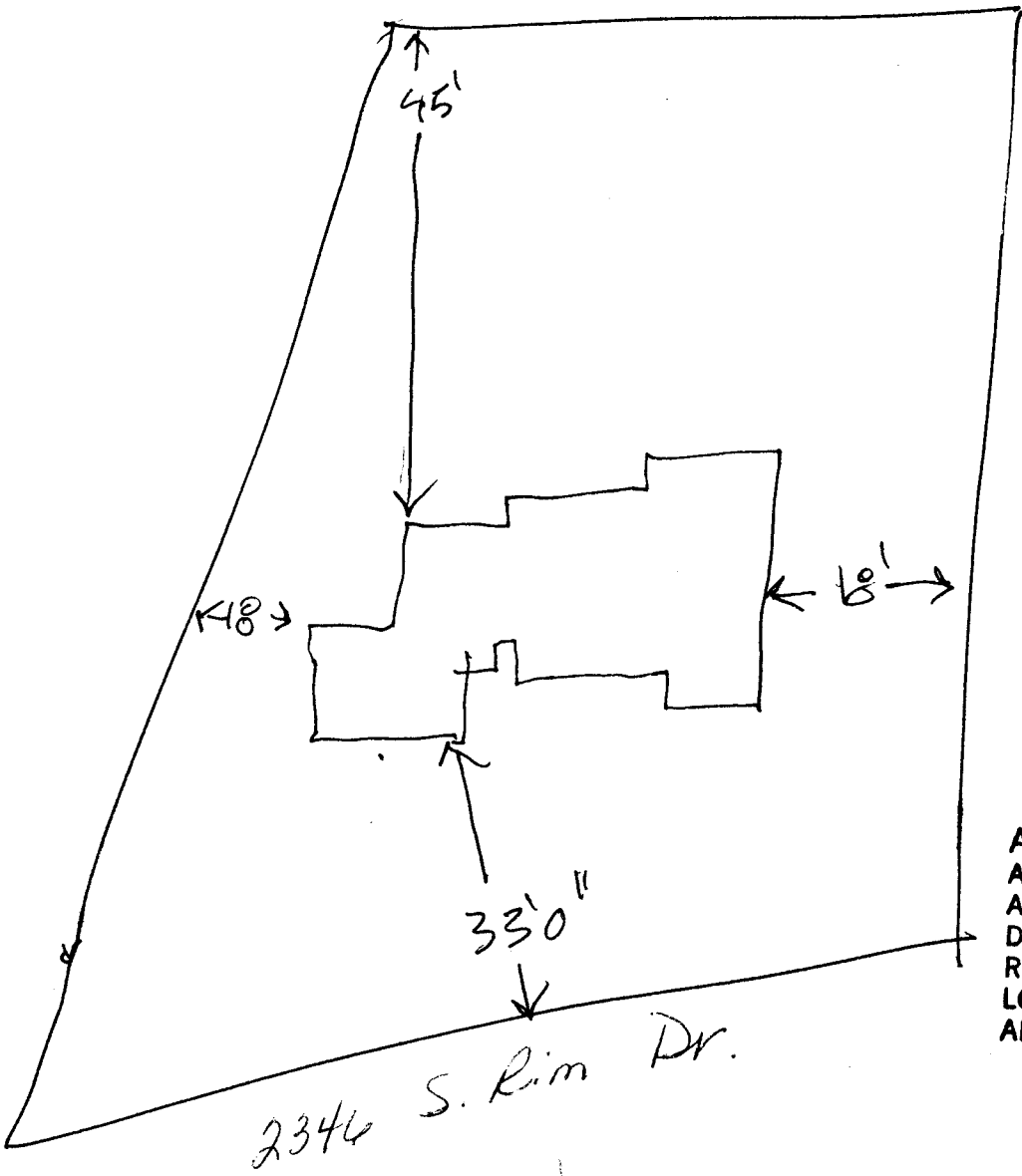
Department Approval [Signature] Date 10-2-95

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 8639-S/F

Utility Accounting [Signature] Date 10-2-95

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)



ACCEPTED MC 10-2-95
 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.

JENSEN BUILDERS
 2346 SOUTH RIM DRIVE
 LOT 2 BLOCK 2 FILING 3