

FEE \$	10 ⁰⁰
TCP \$	0

BLDG PERMIT NO. 56852

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



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS <u>521 GROUSE CT</u>	TAX SCHEDULE NO. <u>2945-083-22-002</u>
SUBDIVISION <u>SOUTH RIM</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITION <u>2025</u>
FILING <u>2</u> BLK <u>3</u> LOT <u>2</u>	SQ. FT. OF EXISTING BLDG(S) <u>N/A</u>
(1) OWNER <u>DALE JENSEN</u>	NO. OF DWELLING UNITS BEFORE: _____ AFTER: <u>1</u> THIS CONSTRUCTION
(1) ADDRESS <u>1601 ROOD AVE.</u>	NO. OF BLDGS ON PARCEL BEFORE: _____ AFTER: <u>1</u> THIS CONSTRUCTION
(1) TELEPHONE <u>970-243-9217</u>	USE OF EXISTING BLDGS <u>N/A</u>
(2) APPLICANT <u>DALE JENSEN</u>	DESCRIPTION OF WORK AND INTENDED USE: <u>NEW</u>
(2) ADDRESS <u>1601 ROOD AVE</u>	<u>RESIDENCE</u>
(2) TELEPHONE <u>970-243-9217</u>	

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 <u>PR 3.5</u>	Maximum coverage of lot by structures _____
SETBACKS: Front <u>25'</u> from property line (PL) or _____ from center of ROW, whichever is greater	Parking Req'mt _____
Side <u>10'</u> from PL Rear <u>20'</u> from PL	Special Conditions <u>ACCO Approval</u> <u>Required</u>
Maximum Height <u>28'</u>	CENSUS TRACT <u>14</u> TRAFFIC ZONE <u>91</u>

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 Dale Jensen Date _____

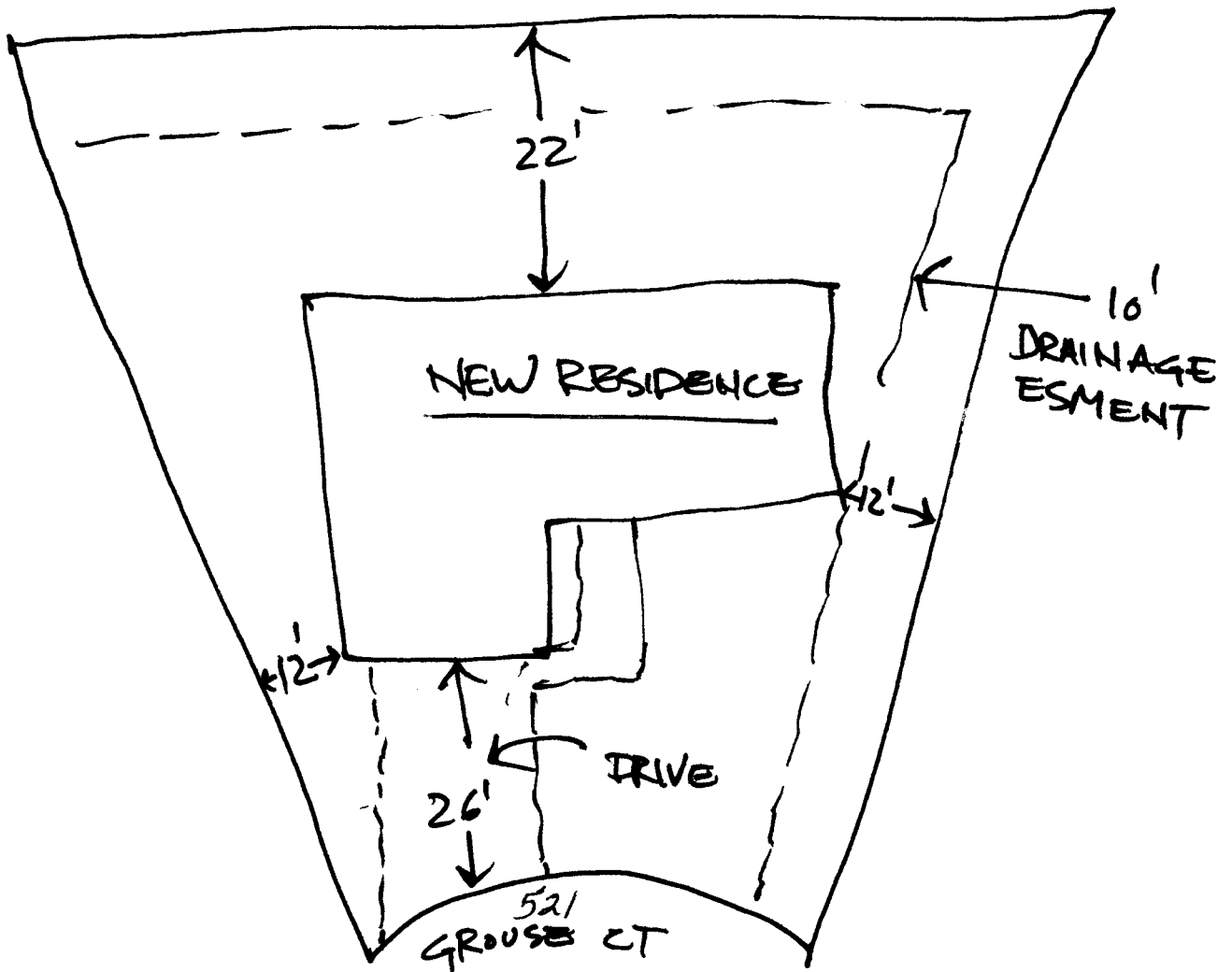
Department Approval Marcia Babideaux Date 7-16-96

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

Utility Accounting Dottie Nappes Date 7/15/96

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)



DRIVEWAY
 LOCATION OK
J. K. Kida
 7-12-96

ACCEPTED *mc*
 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.