

FEE \$ 10<sup>00</sup>  
TCP \$ 55.26

BLDG PERMIT NO. 58470

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

1-11-96

**THIS SECTION TO BE COMPLETED BY APPLICANT**

BLDG ADDRESS 2812 Hawthorne TAX SCHEDULE NO. 2943-063-18-003  
 SUBDIVISION Grand View SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1945  
 FILING 1 BLK 4 LOT 3 SQ. FT. OF EXISTING BLDG(S) None  
 (1) OWNER Dick & JEAN OLSEN NO. OF DWELLING UNITS  
 BEFORE: \_\_\_\_\_ AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 3510 Ponderosa Way  
 NO. OF BLDGS ON PARCEL  
 BEFORE: \_\_\_\_\_ AFTER: 1 THIS CONSTRUCTION  
 (1) TELEPHONE 243 4543  
 (2) APPLICANT Same AS ABOVE USE OF EXISTING BLDGS None  
 (2) ADDRESS \_\_\_\_\_ DESCRIPTION OF WORK AND INTENDED USE: construct  
 (2) TELEPHONE \_\_\_\_\_ single family residence

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 RSF-5 Maximum coverage of lot by structures 35%  
 SETBACKS: Front 20' from property line (PL) or 45' from center of ROW, whichever is greater  
 Side 5 from PL Rear 25 from PL  
 Maximum Height 32'  
 Parking Req'mt 2  
 Special Conditions See Amended w/  
Patio Cover - Never to be enclosed  
 CENSUS TRACT 10 TRAFFIC ZONE 22

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 Dick Olsen Date 12-5-96

Department Approval Santa J. Costello Date 12/9/96

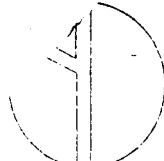
Additional water and/or sewer tap fee(s) are required: YES  NO \_\_\_\_\_ W/O No. 9721

Utility Accounting Richard Date 12-9-96

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)





PROJECT NO.  
61001  
DATE OF ISSUE:  
10/17/96

**QUANTUM DESIGN**  
2133 GUNNISON AVE. GRAND JUNCTION, CO 81501  
(970) 257-1392  
*OLSEN CONSTRUCTION*  
P.O. BOX 3555 GRAND JUNCTION, CO 81502

**SITE PLAN**  
1945 S.F. 2 STORY 3 BED.  
3 BATH, 2 CAR GARAGE

DRAWN BY: BJR  
REVISION:  
DATE: 11/6/96  
SCALE: NOTED

SHEET NUMBER  
**AO**

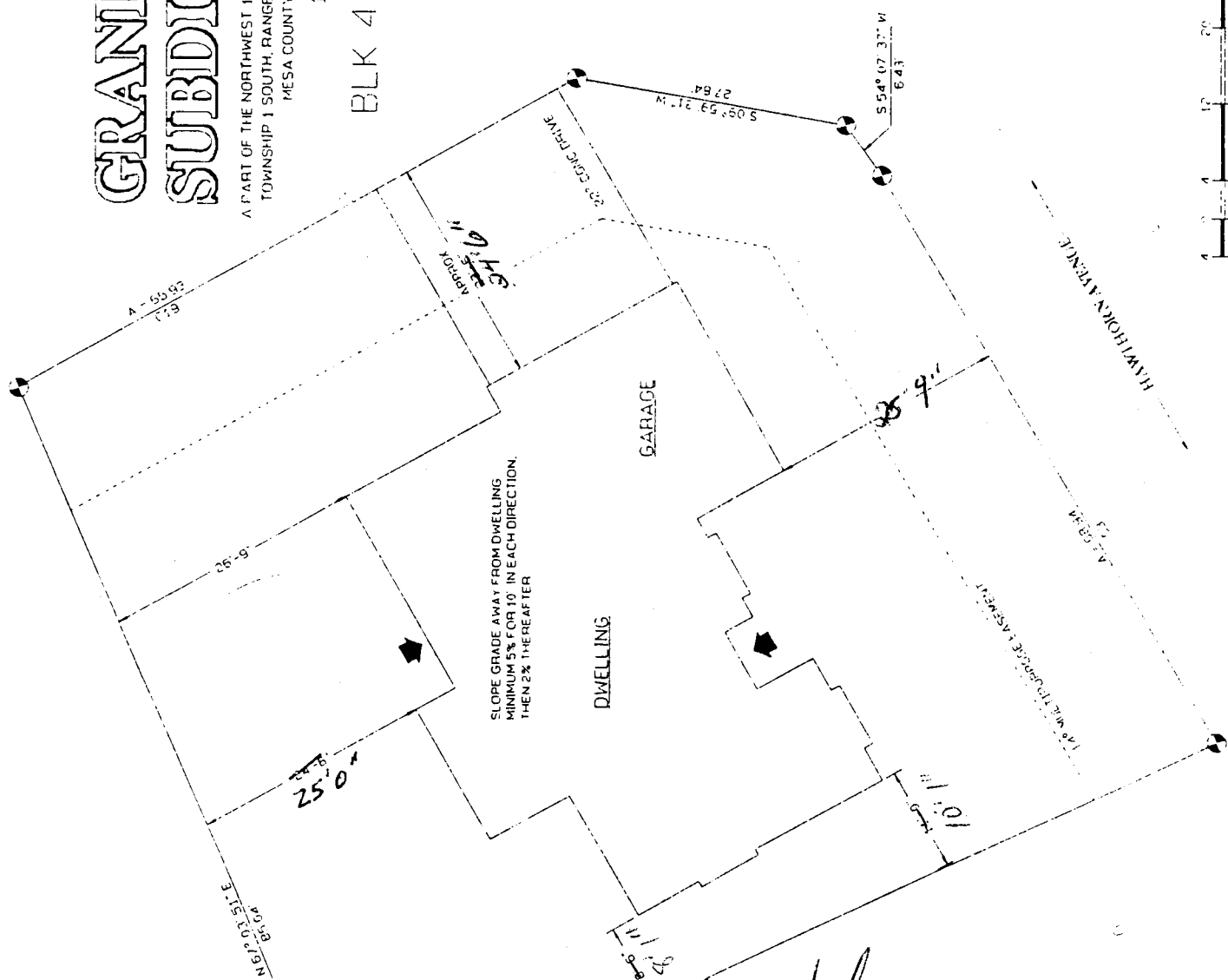
DRAWING INDEX  
42 SITE PLAN  
43 MAIN FLOOR  
01 UPPER FLOOR  
01 ROOF PLAN

# GRAND VIEW SUBDIVISION

A PART OF THE NORTHWEST 1/4 SOUTHWEST 1/4 OF SECTION 6,  
TOWNSHIP 1 SOUTH, RANGE 1 EAST OF THE UTE MERIDIAN,  
MESA COUNTY, COLORADO  
1936

BLK 4 LOT 3

WEST PACOSA DRIVE

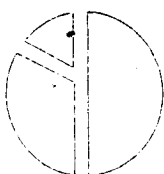


CONTRACTOR TO VERIFY  
ALL DIMENSIONS & DETAILS  
PRIOR TO EXCAVATION AND  
CONSTRUCTION

ACCEPTED SLC 12/9/96  
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.

ACCEPTED Amended SLC 12/16/96  
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.

Driveway  
Location OK  
J. Nicks  
12-5-96



PROJECT NO  
R1001  
DATE OF ISSUE  
10/17/96

**QUANTUM DESIGN**  
2133 GUNNISON AVE. GRAND JUNCTION, CO 81501  
(970) 257-1392

**SITE PLAN**  
1945 S.F. 2 STORY 3 BED.  
3 BATH, 2 CAR GARAGE

DRAWN BY  
BJR  
REVISION  
DATE 11/6/96  
REV.  
SCALE NOTED

SHEET NUMBER  
**A0**

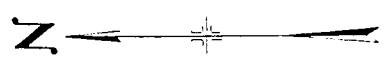
DRAWINGS INDEX  
AD  
A2  
A3  
D1

# GRAND VIEW SUBDIVISION

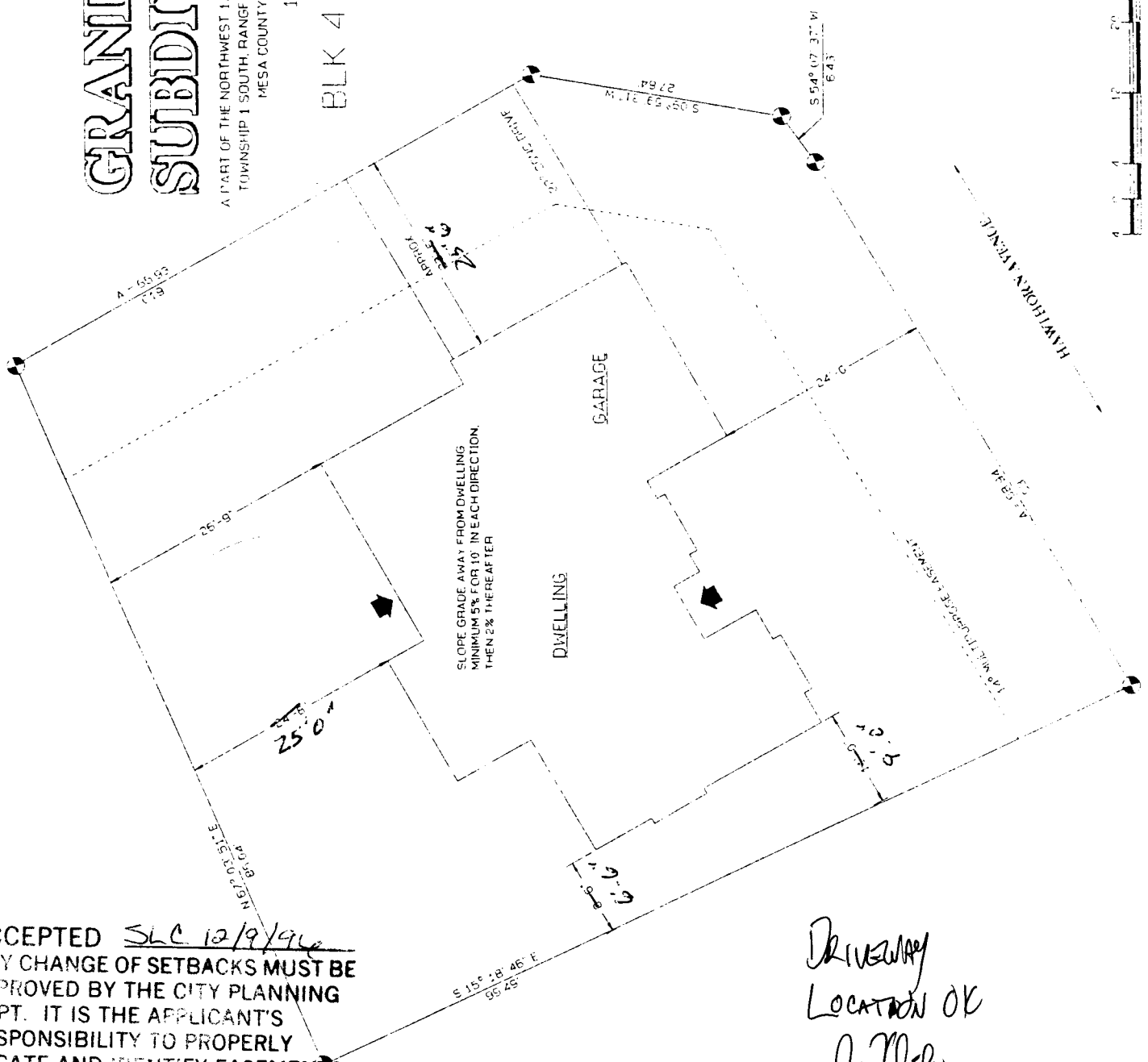
A PART OF THE NORTHWEST 1/4 SOUTHWEST 1/4 OF SECTION 6,  
TOWNSHIP 1 SOUTH, RANGE 1 EAST OF THE UTE MERIDIAN,  
MESA COUNTY, COLORADO  
1996

BLK 4 LOT 3

WEST PACOSA DRIVE



CONTRACTOR TO VERIFY  
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PRIOR TO EXCAVATION AND  
CONSTRUCTION



SLOPE AWAY FROM DWELLING  
MINIMUM 5% FOR 10' IN EACH DIRECTION,  
THEN 2% THEREAFTER

ACCEPTED SLC 12/9/96  
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*Driveway  
Location OK  
J. Nicks  
12-5-96*