

Planning \$ <u>10.00</u>	Drainage \$
TCP \$ <u>-0-</u>	School Impact \$ <u>-0-</u>

BLDG PERMIT NO. <u>59602</u>
FILE #

**PLANNING CLEARANCE** *Single Family*  
(site-plan review, multi-family development, non-residential development)  
**Grand Junction Community Development Department**

\* THIS SECTION TO BE COMPLETED BY APPLICANT \*

BLDG ADDRESS 509 POVECT. TAX SCHEDULE NO. 2945-083-22-011

SUBDIVISION SOUTH RIM SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2015

FILING 3 BLK 3 LOT 11 SQ. FT. OF EXISTING BLDG(S) \_\_\_\_\_

(1) OWNER DALE JENSEN NO. OF DWELLING UNITS  
 BEFORE: 0 AFTER: 1 CONSTRUCTION

(1) ADDRESS 1601 ROAD AVE. NO. OF BLDGS ON PARCEL  
 BEFORE: 0 AFTER: 1 CONSTRUCTION

(1) TELEPHONE 243-9217 USE OF ALL EXISTING BLDGS \_\_\_\_\_

(2) APPLICANT DALE JENSEN DESCRIPTION OF WORK & INTENDED USE: \_\_\_\_\_

(2) ADDRESS 1601 ROAD AVE NEW RESIDENCE

(2) TELEPHONE 243-9217

Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.

\* THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF \*

ZONE PR-3.5 Landscaping / Screening Required: YES \_\_\_\_\_ NO \_\_\_\_\_

SETBACKS: Front 25' from Property Line (PL) or \_\_\_\_\_ from center of ROW, whichever is greater  
 Parking Req'mt 2

Side 10' from PL Rear 20' from PL Special Conditions: ACCD approval required

Maximum Height 28' Census Tract 1401 Traffic Zone 91 Annx # \_\_\_\_\_

Maximum coverage of lot by structures \_\_\_\_\_

Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department Director. 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 307, Uniform Building Code). Required improvements in the public right-of-way must be guaranteed prior to issuance of a Planning Clearance. All other required site improvements must be completed or guaranteed prior to issuance of a Certificate of Occupancy. Any landscaping required by this permit shall be maintained in an acceptable and healthy condition. The replacement of any vegetation materials that die or are in an unhealthy condition is required by the G.J. Zoning and Development Code.

Four (4) sets of final construction drawings must be submitted and stamped by City Engineering prior to issuing the Planning Clearance. One stamped set must be available on the job site at all times.

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's Signature Dale Jensen Date 3-19-97

Department Approval Marcia Babideaux Date 3-20-97

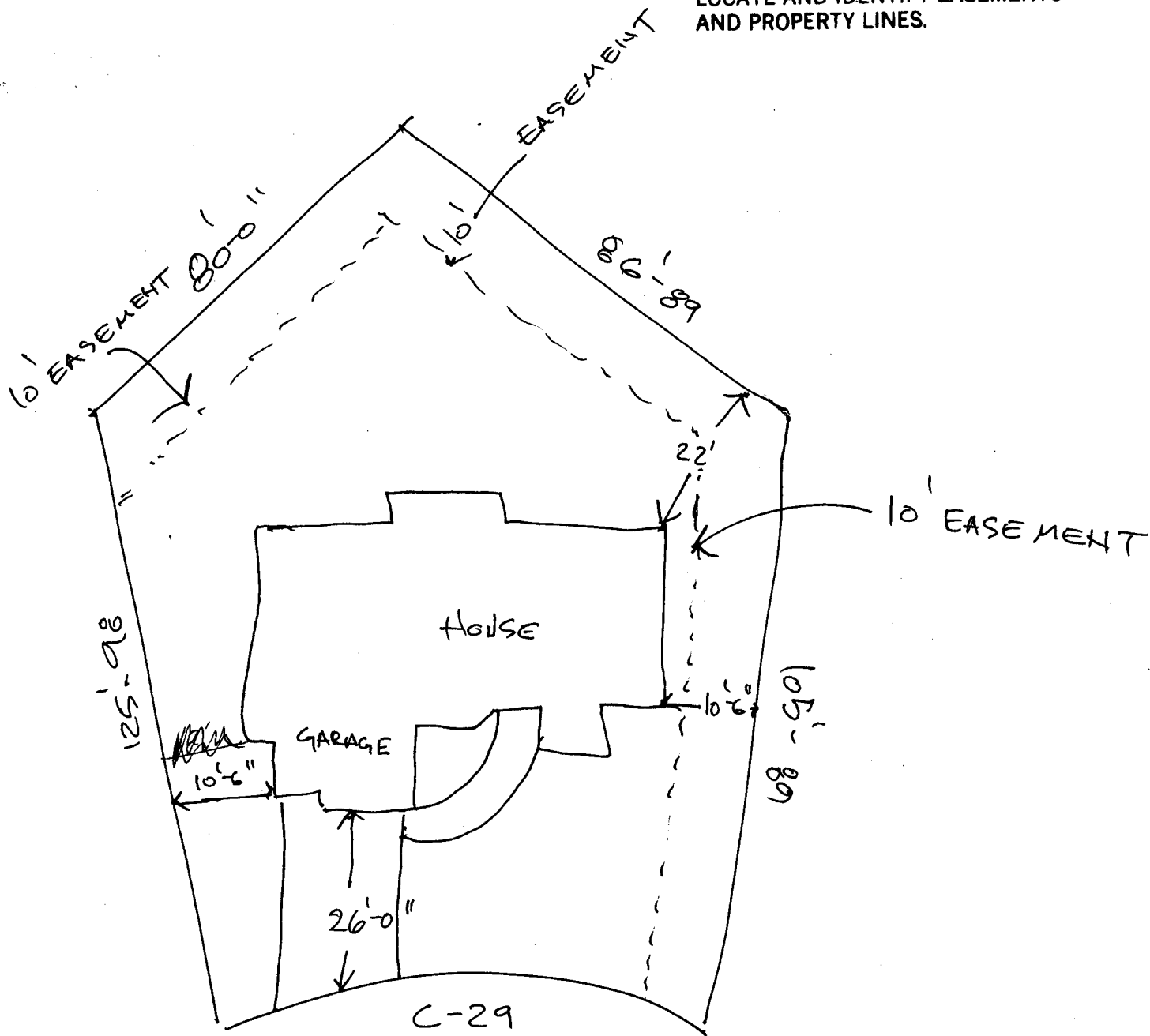
Additional water and/or sewer tap fee(s) are required: YES  NO \_\_\_\_\_ W/O No. 9995

Utility Accounting Ed Sundstrom Date 3-20-97

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 3-20-97  
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.



Not to Scale  
Measurements are accurate.

DRIVEWAY  
LOCATION OK  
J. Clark  
3-18-97