

FEE \$ 10⁰⁰

BLDG PERMIT NO. 123110

TCP \$ 0
SIF \$ 292

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

✓

634 THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 634 Grand View Cir TAX SCHEDULE NO. 2943-063-22-002

SUBDIVISION Grand View SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2000

FILING 2 BLK 3 LOT 2 SQ. FT. OF EXISTING BLDG(S) NONE

(1) OWNER LEROY JENSEN NO. OF DWELLING UNITS BEFORE: NONE AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 2313 IRD

(1) TELEPHONE 242-8610 NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT OWNER USE OF EXISTING BLDGS _____

(2) ADDRESS _____ DESCRIPTION OF WORK AND INTENDED USE: _____

(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 Parking Req'mt 2

Side 5' from PL Rear 25' from PL Special Conditions _____

Maximum Height 32' 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 Leroy Jensen Date 12-1-97

Department Approval Luca Costello Date 12-8-97

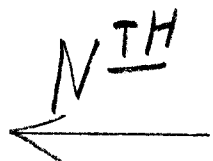
Additional water and/or sewer tap fee(s) are required: YES X NO _____ W/O No. 10748

Utility Accounting Tracy Shupe Date 12/8/97

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2D Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

85'0"



30'

70'

52'

108'0"

108'0"

PROPOSED
NEW RESIDENCE
634
GRAND VIEW CIR

5'

10'

CONC.
DRIVE

26'

14'
MULTI PURPOSE
EAS

85'0"

44'

GRAND VIEW CIR

PERMAY LOCATION OK.
re check 12/4/97

ACCEPTED SL12.8.97
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.