

FEE \$	10.00
TCP \$	
SIF \$	



BLDG PERMIT NO. 64507

### PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

**Community Development Department**

BLDG ADDRESS 520 GROUSE COURT TAX SCHEDULE NO. 2945-083-22-005  
 SUBDIVISION SOUTH RIM SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2020  
 FILING 2 BLK 3 LOT 5 SQ. FT. OF EXISTING BLDG(S) 0  
 (1) OWNER RICHARD & EMILY WHITE, JR. NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 3760 CHRISTENSEN CT. NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (1) TELEPHONE \_\_\_\_\_ USE OF EXISTING BLDGS N/A  
 (2) APPLICANT MOGENSEN & ASSOCIATES DESCRIPTION OF WORK AND INTENDED USE: \_\_\_\_\_  
 (2) ADDRESS 2151 S. CANYON VIEW SINGLE FAMILY RESIDENCE  
 (2) TELEPHONE 241-7067

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

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE PR-3.5 Maximum coverage of lot by structures \_\_\_\_\_  
 SETBACKS: Front 20' from property line (PL) Parking Req'mt 2  
 or \_\_\_\_\_ from center of ROW, whichever is greater  
 Side 10' from PL Rear 20' from PL Special Conditions \_\_\_\_\_  
 Maximum Height 28' CENSUS 1401 TRAFFIC 91 ANNEX# \_\_\_\_\_

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).

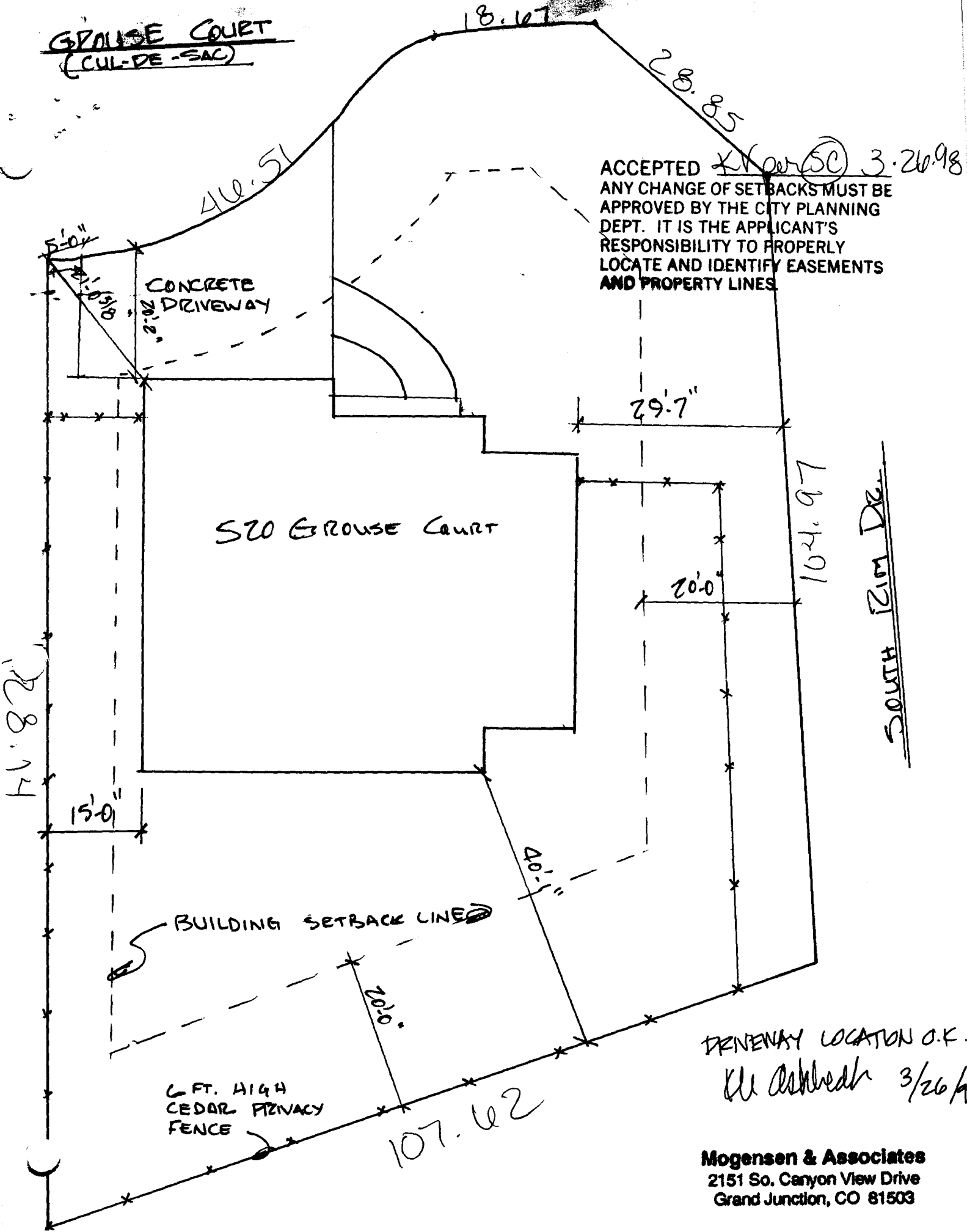
Applicant Signature [Signature] Date Mar. 23, 1998  
 Department Approval [Signature] Date 3-24-98

Additional water and/or sewer tap fee(s) are required: YES  NO \_\_\_\_\_ W/O No. 11098  
 Utility Accounting [Signature] Date 3-26-98

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)

GROUSE COURT  
(CUL-DE-SAC)



ACCEPTED [Signature] 3.26.98  
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.

SOUTH RIM DR.

DRIVEWAY LOCATION O.K.  
[Signature] 3/26/98

**Mogensen & Associates**  
2151 So. Canyon View Drive  
Grand Junction, CO 81503

GROUSE CT.  
(CUL-DE-SAC)

10.61

28.85 18"



446.51

Concrete  
DREWEWAY

SIDEWALK

Porch

20'5"

104.97

20'

SIDEWALK

South Rim Drive

570  
GROUSE  
CT

BUILDING  
SETBACK  
LINE

6' CEDAR  
FENCE

Revised

ACCEPTED 4-16-98 KY  
ANY CHANGE OF SETBACKS MUST BE  
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DEPT. IT IS THE APPLICANT'S  
RESPONSIBILITY TO PROPERLY  
LOCATE AND IDENTIFY EASEMENTS  
AND PROPERTY LINES.

128.14 (

10'

23'

OFF

107.62

6' CEDAR  
FENCE