

FEE \$ 10.-
TCP \$ 181.-

BLDG PERMIT NO. 66829

4 SIP-292
483.-

PLANNING CLEARANCE

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 1042 E. Pagoda Dr TAX SCHEDULE NO. 2943-062-28-002
 SUBDIVISION Grand View SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1975
 FILING 3 BLK 3 LOT 5 SQ. FT. OF EXISTING BLDG(S) 0
 (1) OWNER LEROY JENSEN NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 2313 I Rd
 (1) TELEPHONE 242-8610 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT OWNER USE OF EXISTING BLDGS NA
 (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 5' from center of ROW, whichever is greater
 Parking Req't 2
 Side 5' from PL Rear 25' from PL
 Special Conditions _____
 Maximum Height 32'
 CENS.T. 10 T.ZONE 22 ANN# _____

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 9-9-98

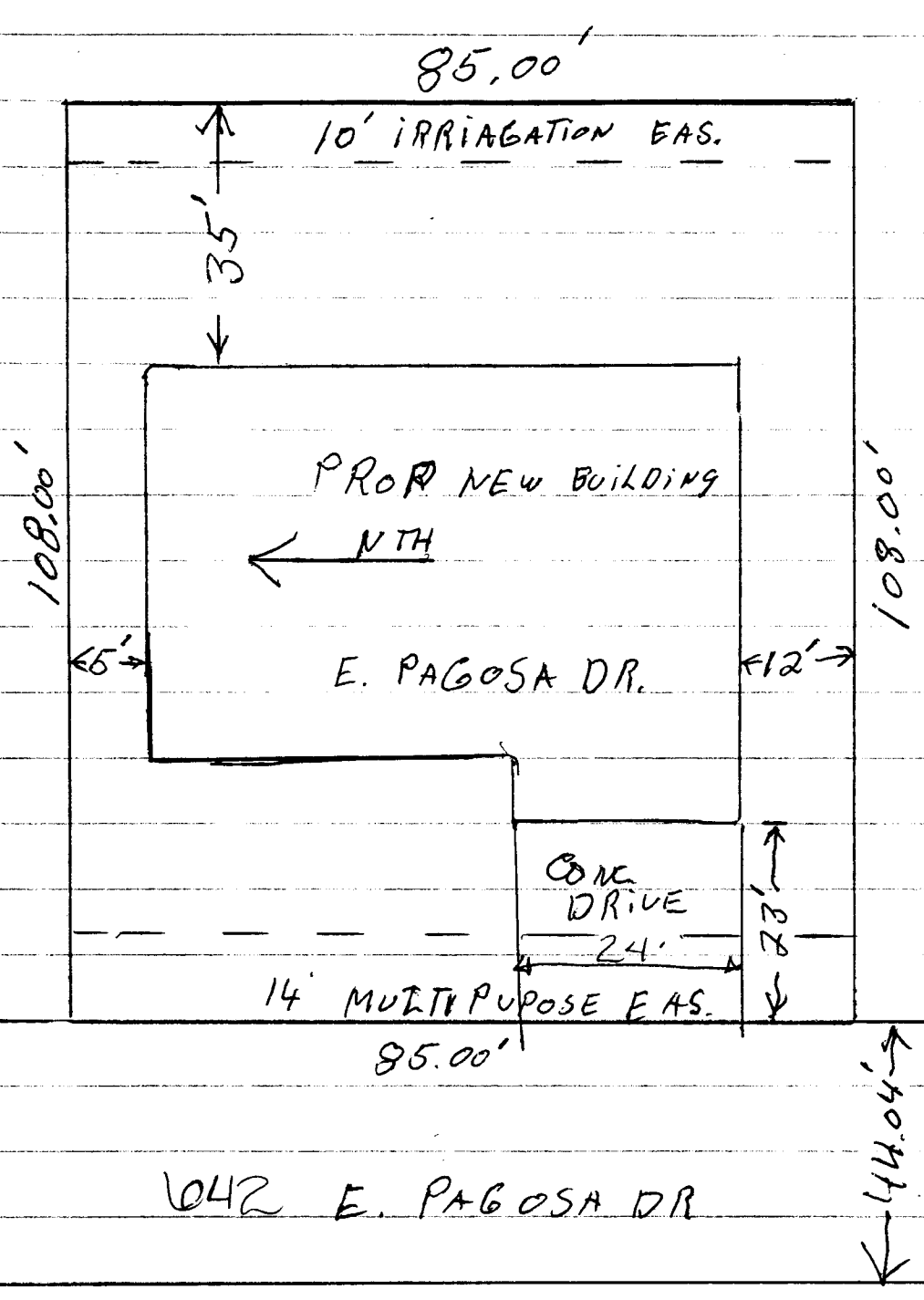
Department Approval Scott L. Costello Date 9-11-98

Additional water and/or sewer tap/fee(s) are required: YES NO W/O No. 11589

Utility Accounting Adams Date 9-16-98

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)



1042 E. PAGOSA DR

ACCEPTED SLC 9-11-98
 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.

Deane O. K.
Rich Davis
 9-9-98