

FEE \$	10.00
TCP \$	—
SIF \$	292.00



BLDG PERMIT NO. 66080

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG ADDRESS 43 WEAVERWAY TAX SCHEDULE NO. 2947-152-31-013

SUBDIVISION INDEPENDENCE RANCH SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2080

FILING 3 BLK 2 LOT 4 SQ. FT. OF EXISTING BLDG(S) —

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

(1) ADDRESS 1601 ROAD AVE.

(1) TELEPHONE 243-9217 NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT DALE JENSEN USE OF EXISTING BLDGS NEW RESIDENCE

(2) ADDRESS " DESCRIPTION OF WORK AND INTENDED USE: NEW HOME

(2) TELEPHONE 243-9217

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 2.4 Maximum coverage of lot by structures 45%

SETBACKS: Front 25 from property line (PL) or — from center of ROW, whichever is greater Parking Req'mt 2 spaces

Side 10 from PL Rear 20 from PL Special Conditions —

Maximum Height 32

CENSUS 1402 TRAFFIC 90 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 Dale Jensen Date 7-8-98

Department Approval Kathleen M. Porter Date 7-9-98

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 11443

Utility Accounting R. Raymond Date 7/9/98

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)

2043 WRANGLER WAY LOT 4 BLOCK 2
 FILING #3
 INDEPENDENCE RANCH
 DALE JENSEN 243-9217

18' easement

105.51

55'-0"

25'-0"

ACCEPTED KP 7/9/98
 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.

142.55'

100'00"00 W

100'00'00 E
 144.17'

HOUSE

17'-0"

17'

10'-0"

GARAGE

WALK

10'-0"

DRIVE

35'-0"

25'-0"

14' multipurpose easement

19'

105.50

PRIVACY LOCATION O.K.

DE Chikla
 7/8/98