

FEE \$	10 <sup>00</sup>
TCP \$	0

BLDG PERMIT NO. 70771

SIF-292<sup>00</sup>

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2802 Grand View Ct TAX SCHEDULE NO. 2943 063 <sup>23001</sup>

SUBDIVISION Grand View SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1829

FILING 2 BLK 4 LOT 1 SQ. FT. OF EXISTING BLDG(S) NONE

(1) OWNER Roger Whitsett NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 693 S. Clay St. NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
Denver Co. 80219

(1) TELEPHONE 303 936-2860 USE OF EXISTING BLDGS —

(2) APPLICANT LeRoy Jensen DESCRIPTION OF WORK AND INTENDED USE: Single

(2) ADDRESS 2313 E Pl. G. JG family with attached garage

(2) TELEPHONE 242-8610

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 \_\_\_\_\_

SETBACKS: Front 23' from property line (PL) Parking Req'mt \_\_\_\_\_  
or 45' from center of ROW, whichever is greater

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 6-20-99

Department Approval Ronnie Edwards Date 6-22-99

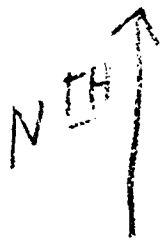
Additional water and/or sewer tap fee(s) are required: YES  NO \_\_\_\_\_ W/O No. 12359

Utility Accounting Debi Overholt Date 6-22-99

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)

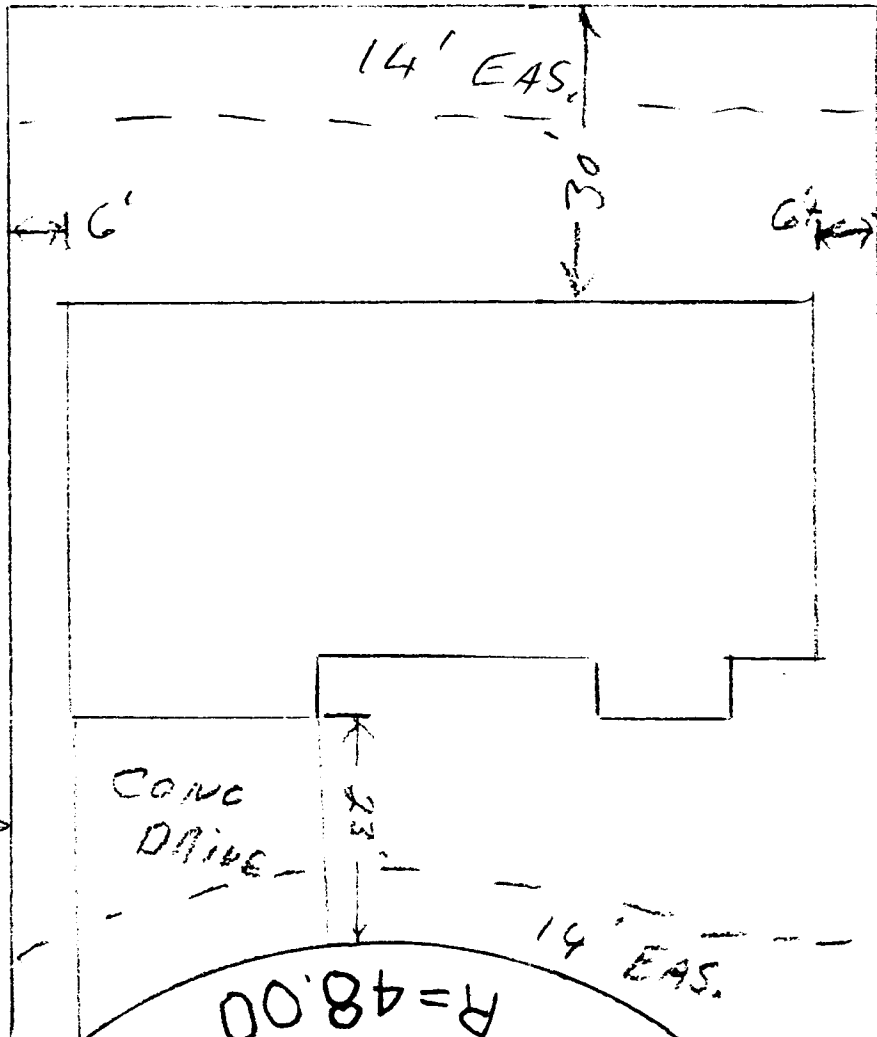
# RIDGE DR.



90.00'

1" = 20'

14' EAS.



114.67'

107.90'

CONC  
DRIVE

40'  
open space

R=48.00'

L=69.97' C12

C13 16.00'

6/22/99  
DRIVE O.K.  
Vm N/m

GRANDVIEW CIR.  
Pomona 6/22/99

NOT TO SCALE  
FOR INFORMATION ONLY  
DO NOT CONSIDER THIS AS A  
SUBSTITUTION FOR A PROFESSIONAL  
ENGINEER'S DESIGN AND PROPER PERMITS.