

FEE \$ 10.00

BLDG PERMIT NO. 70269

TCP-181
SIF-292

PLANNING CLEARANCE

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

EX

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 640 E Pagosa TAX SCHEDULE NO. 2943-063-20-006
 SUBDIVISION Grand View SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2000
 FILING 3 BLK 3 LOT 4 SQ. FT. OF EXISTING BLDG(S) NONE
 (1) OWNER HEROY JENSEN NO. OF DWELLING UNITS BEFORE: — AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 2313 E Rd 21.2 NO. OF BLDGS ON PARCEL BEFORE: — AFTER: 1 THIS CONSTRUCTION
 (1) TELEPHONE 242-8610 USE OF EXISTING BLDGS —
 (2) APPLICANT OWNER DESCRIPTION OF WORK AND INTENDED USE: Single family residence
 (2) ADDRESS ↓
 (2) TELEPHONE ↓

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 RSE-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).

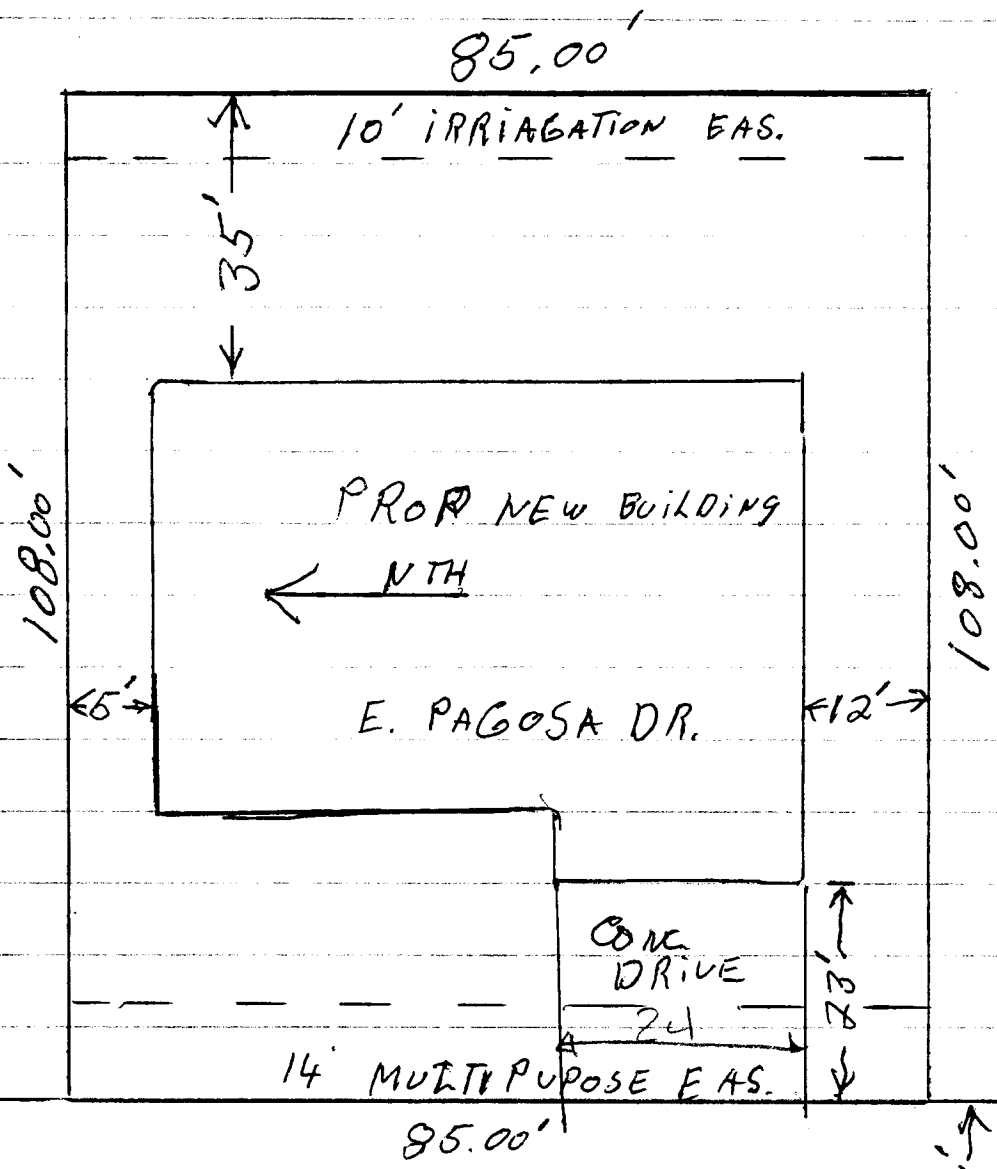
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature Heroy Jensen Date 5-18-99
 Department Approval X. Valdez Date 5-21-99

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 12210
 Utility Accounting Jenny Shupe Date 5/21/99

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)



44.04'

410 E. PAGOSA DR

XV 5.21-99

ACCEPTED
 ANY CHANGES TO THIS PLAN
 SHALL BE MADE BY THE
 OWNER AND SHALL BE
 SUBJECT TO THE LOCAL
 ORDINANCES AND EASEMENTS
 AND PROPERTY LINES

Done OK
 Ruth Dornan
 5-20-99