

FEE \$	10
TCP \$	500
SIF \$	292

# 802

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

BLDG PERMIT NO. 77721



Your Bridge to a Better Community

BLDG ADDRESS 677 ROUNDUP DR. SQ. FT. OF PROPOSED BLDGS/ADDITION 2100

TAX SCHEDULE NO. \_\_\_\_\_ SQ. FT. OF EXISTING BLDGS NONE

SUBDIVISION INDEPENDENCE RANCH TOTAL SQ. FT. OF EXISTING & PROPOSED 2100

FILING 6 BLK 1 LOT 2 NO. OF DWELLING UNITS:  
Before: 0 After: 1 this Construction

(1) OWNER DALE JENSEN NO. OF BUILDINGS ON PARCEL  
Before: 0 After: 1 this Construction

(1) ADDRESS 1255 WHITE AVE. USE OF EXISTING BUILDINGS NEW RESIDENCE

(1) TELEPHONE 243-9217 DESCRIPTION OF WORK & INTENDED USE HOME

(2) APPLICANT DALE JENSEN TYPE OF HOME PROPOSED:  
 Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 Other (please specify) \_\_\_\_\_

(2) ADDRESS 1255 WHITE AVE.

(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 PR1.7 Maximum coverage of lot by structures 35%

SETBACKS: Front 25' from property line (PL) Permanent Foundation Required: YES  NO \_\_\_\_\_  
or \_\_\_\_\_ from center of ROW, whichever is greater

Side 10' from PL, Rear 25' from PL Parking Req'mt 2

Maximum Height 32' Special Conditions 10' easement in rear

CENSUS 1402 TRAFFIC 89 ANN# \_\_\_\_\_

Modifications to this Planning Clearance must be approved, in writing, by 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, if applicable, 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).

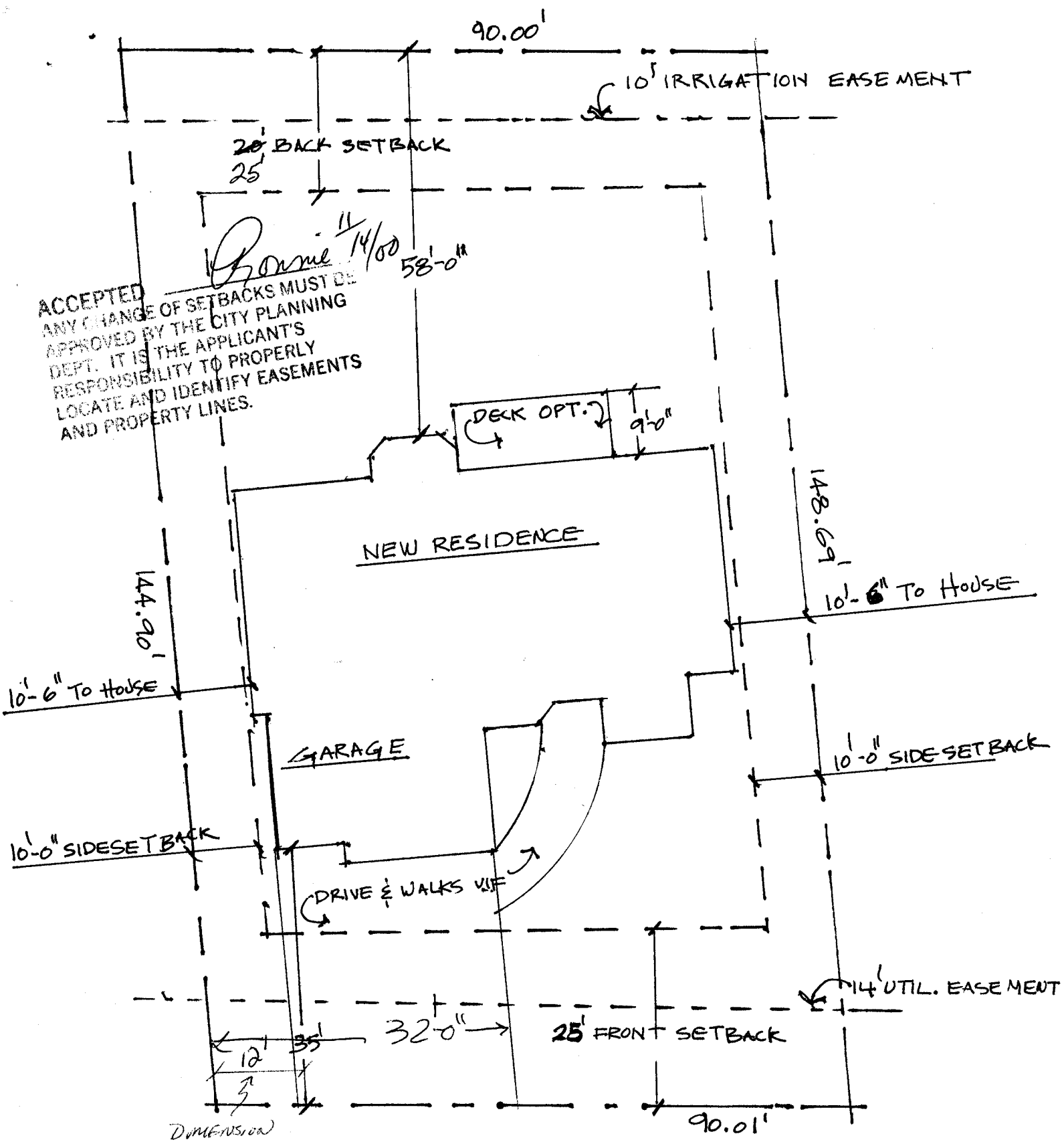
Applicant Signature Dale Jensen Date 11-14-00

Department Approval Ronnie Edwards Date 11-14-00

Additional water and/or sewer tap fee(s) are required: <input checked="" type="checkbox"/> YES	NO	W/O No. <u>13553</u>
Utility Accounting <u>P. Adams</u>	Date <u>11-14-00</u>	

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)



ACCEPTED  
 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.

Ronnie 11/14/00  
 58'-0"

NEW RESIDENCE

GARAGE

DRIVE & WALKS W/IF

144.90'  
 10'-6" To House

148.69'  
 10'-6" To House

10'-0" SIDESETBACK

10'-0" SIDESETBACK

32'-0" → 25' FRONT SETBACK

14' UTIL. EASEMENT

DIMENSION

90.01'

David Donohue  
 ENGINEERING  
 11/13/2000

677 ROUNDUP DRIVE  
 BLOCK 1 LOT 2 FILING 6  
 INDEPENDENCE RANCH SUB.  
 FOR DALE JENSEN 243-9217  
 261-4509