

FEE \$	10.00
TCP \$	0
SIF \$	292.00

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

BLDG PERMIT NO. 80192



Your Bridge to a Better Community

BLDG ADDRESS 636 Grandview SQ. FT. OF PROPOSED BLDGS/ADDITION 2160  
 TAX SCHEDULE NO. 2943-063-18-007 SQ. FT. OF EXISTING BLDGS 0  
 SUBDIVISION GRANDVIEW TOTAL SQ. FT. OF EXISTING & PROPOSED 2160  
 FILING 2 BLK 2 LOT 4 NO. OF DWELLING UNITS:  
 Before: 0 After: 1 this Construction  
 (1) OWNER JRS BUILDERS INC NO. OF BUILDINGS ON PARCEL  
 Before: 0 After: 0 this Construction  
 (1) ADDRESS 680 Sequel ct USE OF EXISTING BUILDINGS X  
 (1) TELEPHONE 434-5949 DESCRIPTION OF WORK & INTENDED USE New Home  
 (2) APPLICANT Jim SENSEN TYPE OF HOME PROPOSED:  
 (2) ADDRESS 680 Sequel ct  Site Built  Manufactured Home (UBC)  
 (2) TELEPHONE 434-5949 / 260-0546  Manufactured Home (HUD)  
 Other (please specify) \_\_\_\_\_

**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 RMF-5 Maximum coverage of lot by structures 6090  
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES X NO \_\_\_\_\_  
 or \_\_\_\_\_ from center of ROW, whichever is greater  
 Side 5' from PL, Rear 25' from PL Parking Req'mt 2  
 Maximum Height 35' Special Conditions \_\_\_\_\_  
 CENSUS 10 TRAFFIC 22 ANNX# \_\_\_\_\_

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 Jim Sensen Date 6-5-01  
 Department Approval C. Gayer Nelson Date 6/8/01

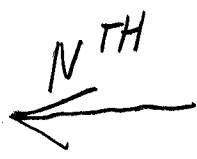
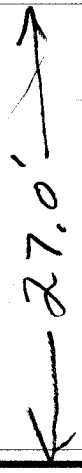
Additional water and/or sewer tap fee(s) are required:	YES <u>X</u>	NO	W/O No. <u>4020</u>
Utility Accounting <u>T. Haffer</u>		Date <u>4/8/01</u>	

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)

84 00

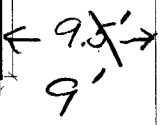
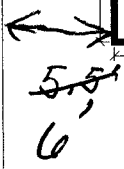
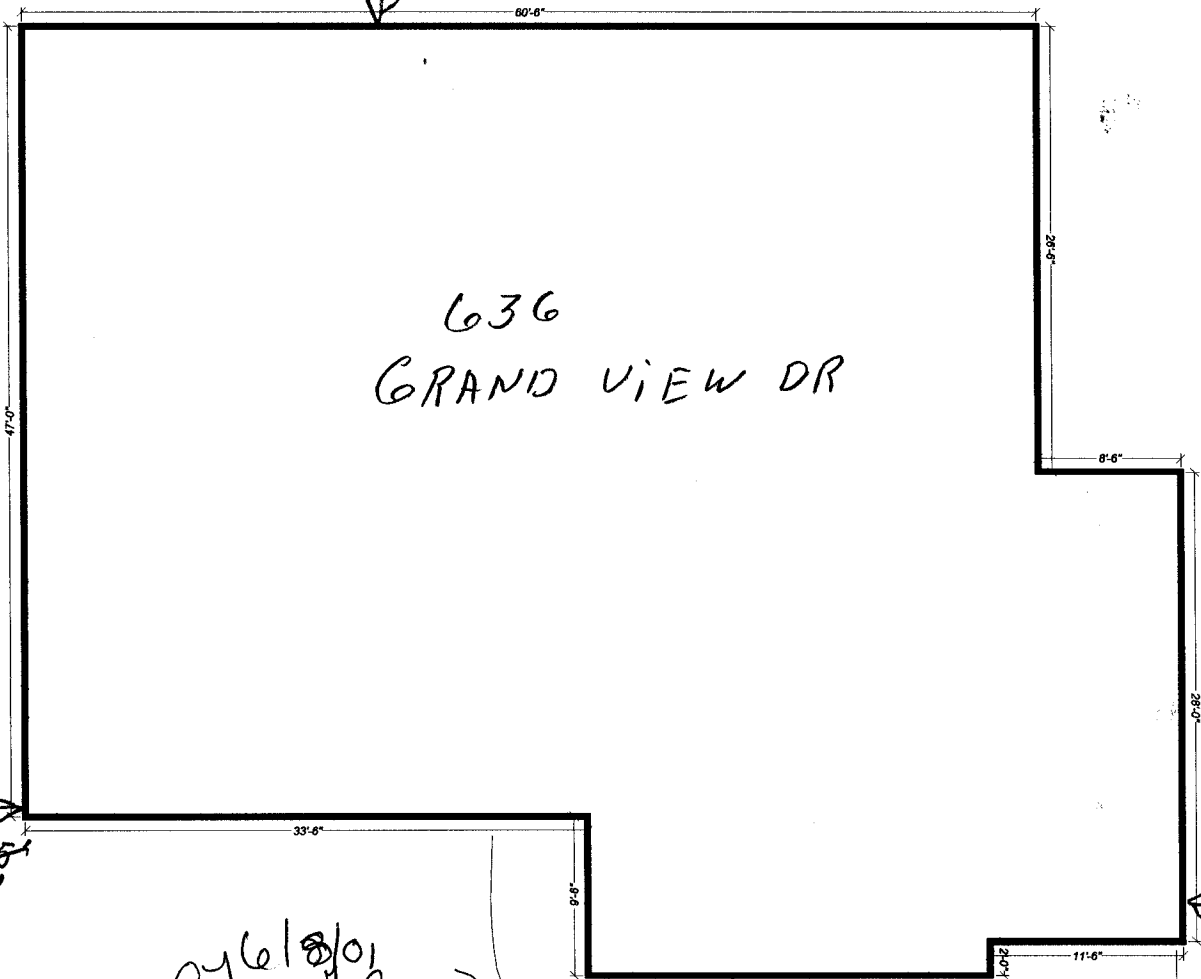
10' EAS



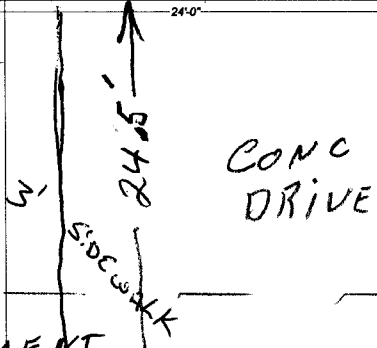
108 00'

108 00'

636  
GRAND VIEW DR



ACCEPTED *2/6/8/01*  
*C. Taylor*  
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.



14' EASEMENT

30'

84 00'

GRAND VIEW DR

cannot exceed 30 FT.