

FEE \$	10.00
TCP \$	500.00
SIF \$	292.00

# PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

**Community Development Department**

BLDG PERMIT NO. 78452



Your Bridge to a Better Community

BLDG ADDRESS 669 E. PAGOSA SQ. FT. OF PROPOSED BLDGS/ADDITION 2050

TAX SCHEDULE NO. 2943 062 33 016 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION Grand View TOTAL SQ. FT. OF EXISTING & PROPOSED 2050

FILING 4 BLK 3 LOT 16 NO. OF DWELLING UNITS:  
 Before: 0 After: 1 this Construction

(1) OWNER JRT BUILDERS NO. OF BUILDINGS ON PARCEL  
 Before: \_\_\_\_\_ After: \_\_\_\_\_ this Construction

(1) ADDRESS 680 SEQUEL CT USE OF EXISTING BUILDINGS \_\_\_\_\_

(1) TELEPHONE 434-5989 DESCRIPTION OF WORK & INTENDED USE New Home

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

(2) ADDRESS 2313 1st

(2) TELEPHONE 242 8610

**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 60%

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 ANNEX# \_\_\_\_\_

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 LeRoy Jensen Date 1-23-01

Department Approval C. Janet Nelson Date 2-1-01

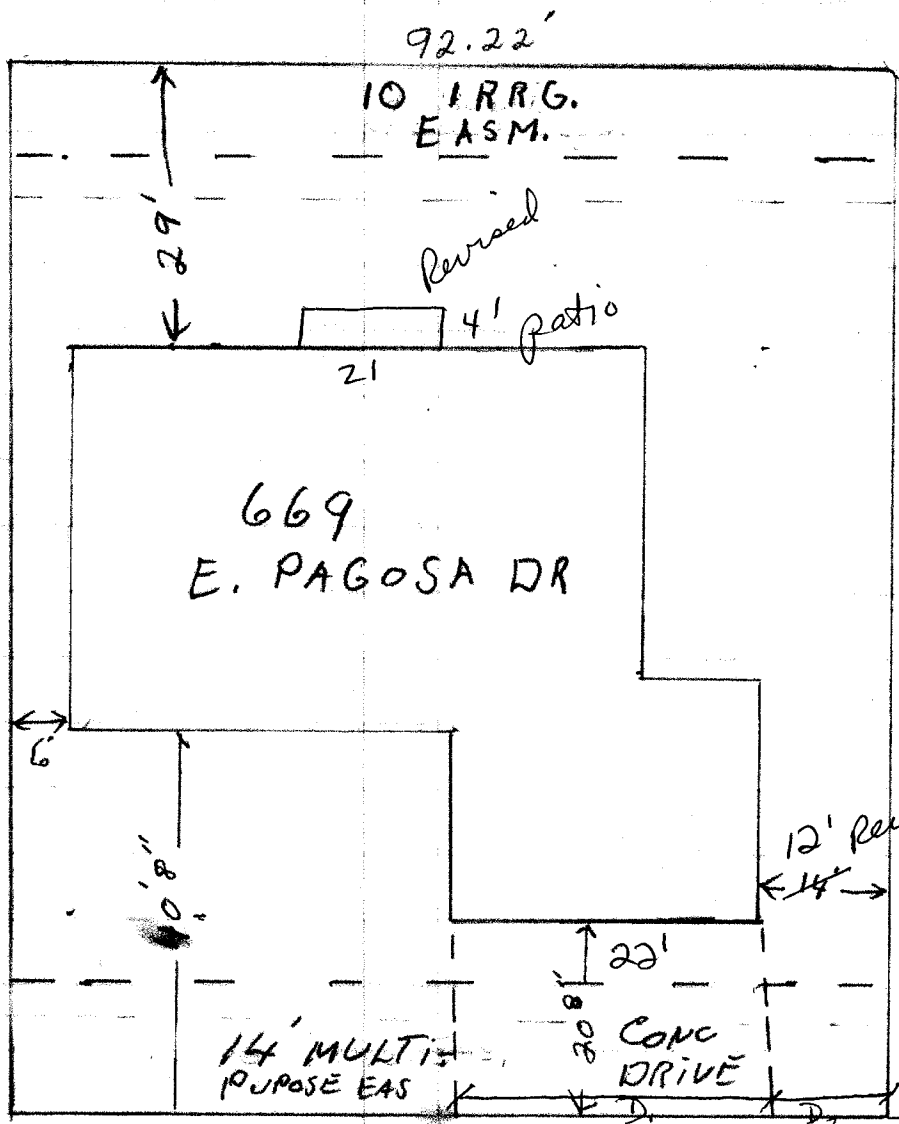
Additional water and/or sewer tap fee(s) are required:	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	W/O # <u>93684</u>
Utility Accounting <u>Debi Overholt</u>	Date <u>2-1-01</u>		

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)

2/1/01

ACCEPTED *Clay Nelson*  
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.



D<sub>2</sub> = 5 FT MIN  
D<sub>1</sub> = 30 FT MAX  
PROVIDE ACTUAL DIMENSIONS DRIVE OR AS NOTED

DRP  
1/24/01  
NTH

EAST PAGOSA DRIVE