

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

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

BLDG PERMIT NO. 89985



Your Bridge to a Better Community

BLDG ADDRESS 2673 RIVERWOOD CT SQ. FT. OF PROPOSED BLDGS/ADDITION 2259

TAX SCHEDULE NO. 2701 261-42-013 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION LEAND VISTA TOTAL SQ. FT. OF EXISTING & PROPOSED 2259

FILING 2 BLK 3 LOT 13 NO. OF DWELLING UNITS:  
 Before: 0 After: 1 this Construction

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

(1) ADDRESS 128 S. PARK SQUARE FRUITA USE OF EXISTING BUILDINGS SINGLE FAMILY

(1) TELEPHONE 858-9089 DESCRIPTION OF WORK & INTENDED USE NEW HOME

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

(2) ADDRESS 221 1/2 DREAM ST. 65 CD

(2) TELEPHONE 243-0661

**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 RSE-4 Maximum coverage of lot by structures 50%

SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES  NO   
 or \_\_\_\_\_ from center of ROW, whichever is greater

Side 7' from PL, Rear 25' from PL Parking Req'mt 2

Maximum Height 35' Special Conditions \_\_\_\_\_

CENSUS \_\_\_\_\_ TRAFFIC \_\_\_\_\_ 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 [Signature] Date 6/11/03

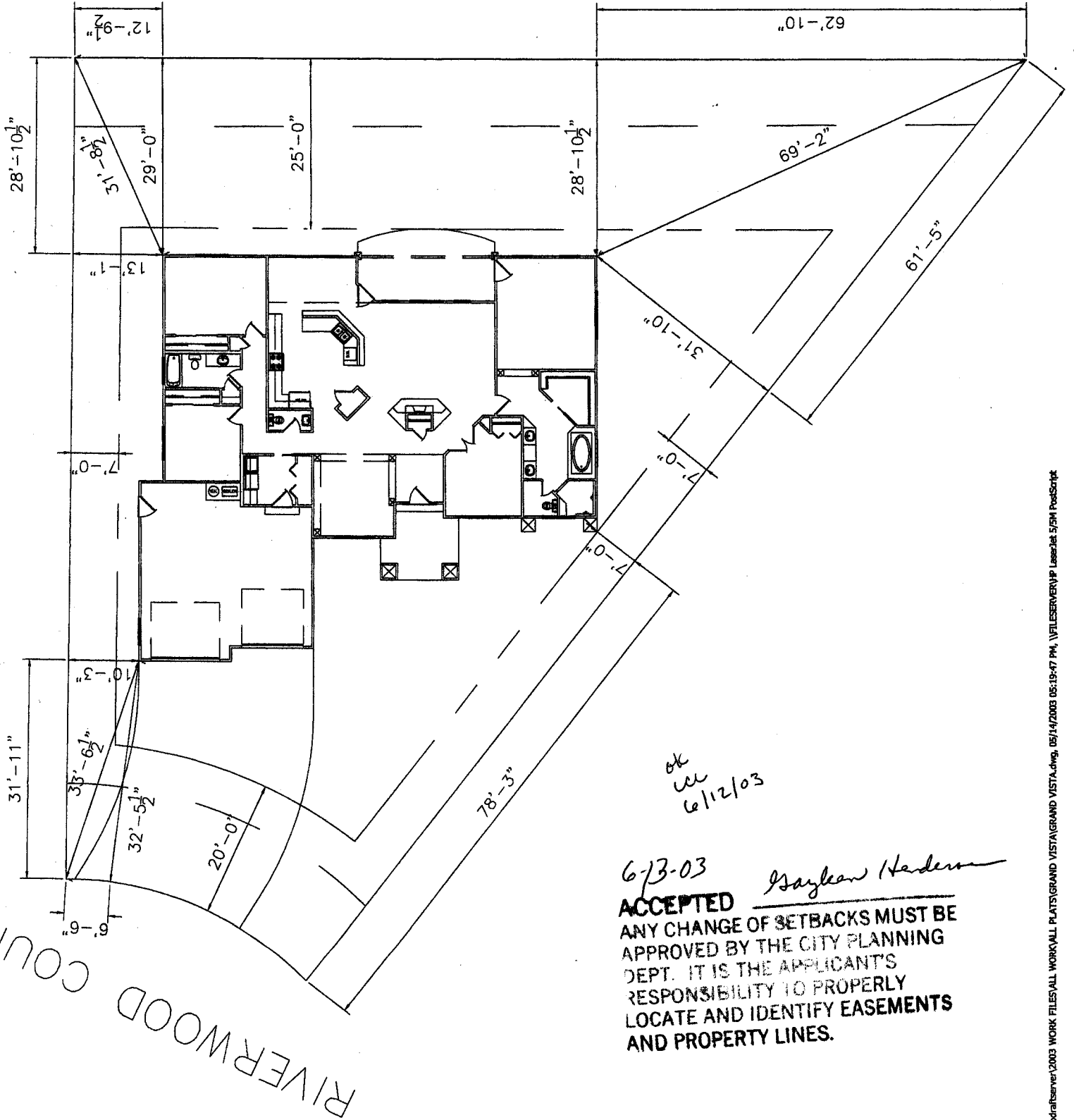
Department Approval [Signature] Date 6-13-03

|  |   |      |                      |
|--|---|------|----------------------|
| Additional water and/or sewer tap fee(s) are required: | YES <input checked="" type="checkbox"/> | NO   | W/O No. <u>16197</u> |
| Utility Accounting                                     | <u>[Signature]</u>                      | Date | <u>6/13/03</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)

Lot 13.  
 11430 Sq  
 0.262 Acr



RIVERWOOD COUR

ok  
 cc  
 6/12/03

6-13-03  
**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.  
*Gaylean Henderson*