

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

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

BLDG PERMIT NO. 89853



Your Bridge to a Better Community

BLDG ADDRESS 2674 RIVERWOOD CT. 65 SQ. FT. OF PROPOSED BLDGS/ADDITION 2259

TAX SCHEDULE NO. 2701-261-42-012 SQ. FT. OF EXISTING BLDGS 0

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

FILING 2 BLK _____ LOT 12 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction

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

(1) ADDRESS 123 S. PARK SQUARE, FERRIS 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 22 1/2 DREAM ST. 65 CO
 (2) TELEPHONE 243-0001

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 RSF-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 _____ 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).

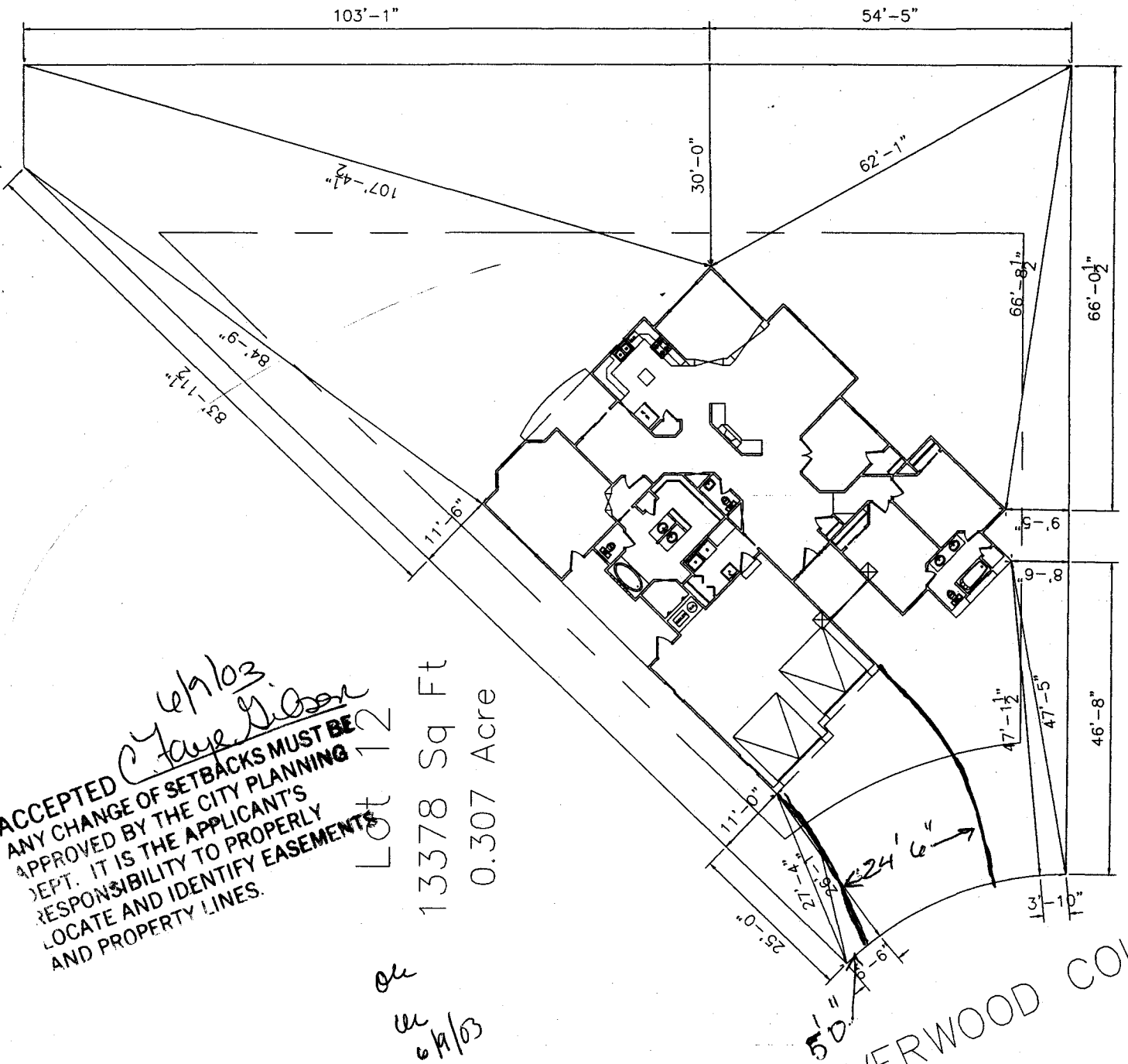
Applicant Signature [Signature] Date 6/6/03

Department Approval [Signature] Date 6/9/03

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>16172</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>6/9/03</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)



ACCEPTED *6/9/03*
C. Jay Wilson
 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.

Lot 1
 13378 Sq Ft
 0.307 Acre

cc
cc
6/9/03

RIVERWOOD COUNTY