

FEE \$	10.00
TCP \$	1000.00
SIF \$	292.00

# PLANNING CLEARANCE

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

BLDG PERMIT NO. \_\_\_\_\_



Your Bridge to a Better Community

BLDG ADDRESS 2669 FOXEN CT SQ. FT. OF PROPOSED BLDGS/ADDITION 2855 SQ FT  
 TAX SCHEDULE NO. 2701-261-37-013 SQ. FT. OF EXISTING BLDGS Ø  
 SUBDIVISION GRAND VISTA TOTAL SQ. FT. OF EXISTING & PROPOSED 2855 SQ FT  
 FILING 2 BLK 1 LOT 7 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 126 SOUTH PARK SQUARE  
FRUITA CO 81521 USE OF EXISTING BUILDINGS RES. SINGLE FAMILY  
 (1) TELEPHONE 858-9089 DESCRIPTION OF WORK & INTENDED USE NEW HOME  
 (2) APPLICANT JEFF JENSEN TYPE OF HOME PROPOSED:  
 (2) ADDRESS 221 1/2 DREAM ST. 65  Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 (2) TELEPHONE 250-5575  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 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 \_\_\_\_\_  
B 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 9/13/04  
 Department Approval [Signature] Date 9/30/04

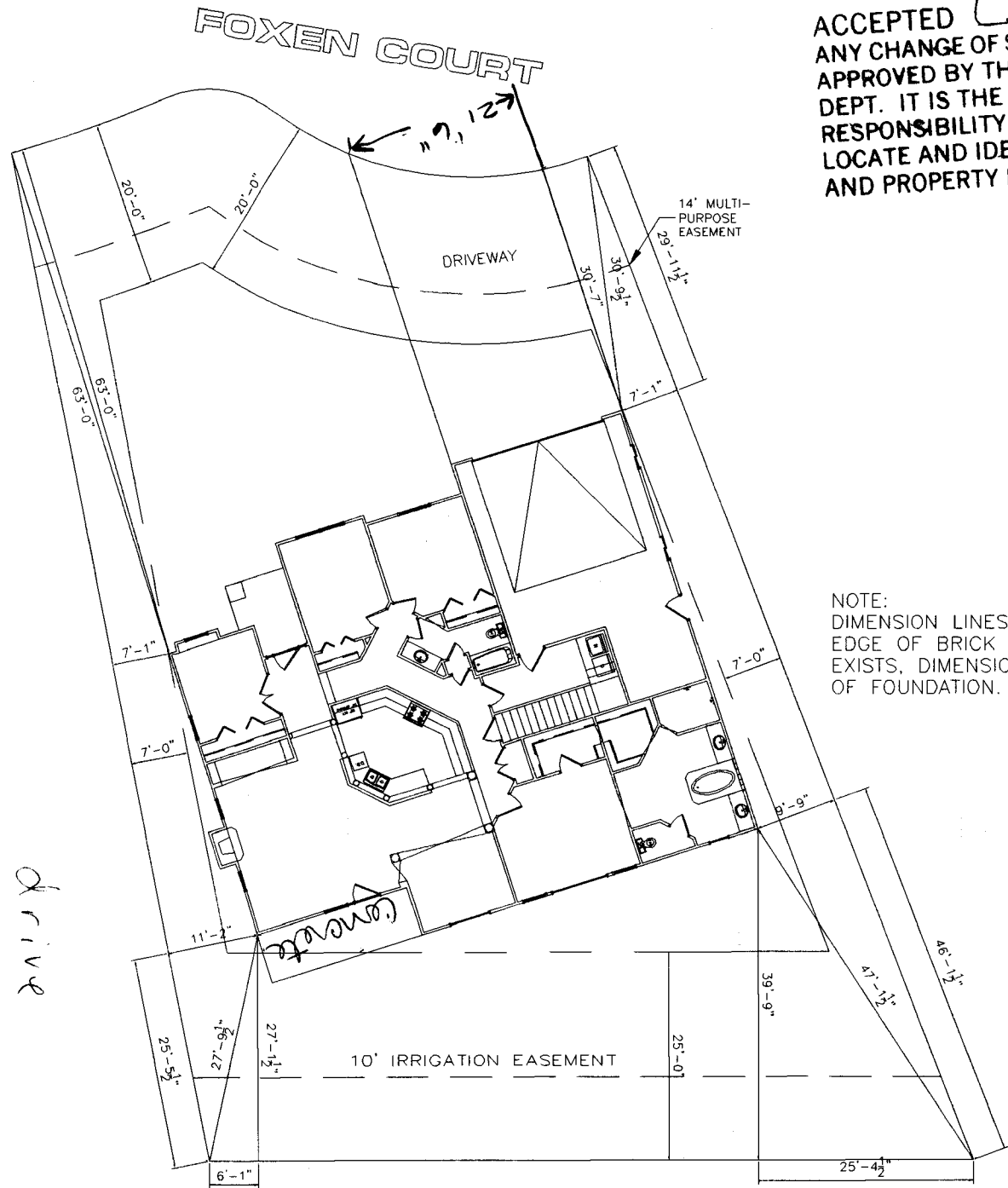
Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No.
Utility Accounting	<u>[Signature]</u>	Date	<u>9/30/04</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

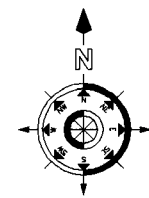
9/30/04

*C. Jay Hall*

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.



NOTE:  
 BUILDER TO VERIFY ALL SETBACK AND EASEMENT ENCROACHMENTS PRIOR TO CONSTRUCTION



NOTE:  
 DIMENSION LINES ARE PULLED FROM EDGE OF BRICK LEDGE. IF NO BRICK LEDGE EXISTS, DIMENSIONS WILL BE FROM EDGE OF FOUNDATION.

SITE PLAN INFORMATION	
SUBDIVISION NAME	GRAND VISTA- FILING 2
LOT NUMBER	7
BLOCK NUMBER	1
STREET ADDRESS	2669 FOXEN COURT
COUNTY	MESA
HOUSE LIVING SQ. FT.	2196 SF
LOT SIZE	9771 SF
SETBACKS USED	FRONT 20'
	SIDES 7'
	REAR 25'

*drive  
 on  
 9/14/04*

SCALE: 1" = 20'-0"