

FEE \$ 5.00

JLDG PERMIT NO. 48517

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 725 ASH DR TAX SCHEDULE NO. 2701-353-13-018

SUBDIVISION SUNSET TERRACE REPT SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2020

FILING _____ BLK 3 LOT 17 SQ. FT. OF EXISTING BLDG(S) _____

(1) OWNER CHARLES & MEGAN EDGAR NO. OF DWELLING UNITS
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 637 PINWOOD CT. GRES
CO 81504 NO. OF BLDGS ON PARCEL
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) TELEPHONE 245-6775 243-3624

(2) APPLICANT _____ USE OF EXISTING BLDGS _____

(2) ADDRESS Same DESCRIPTION OF WORK AND INTENDED USE: _____

(2) TELEPHONE _____ New Home

REQUIRED: Two (2) plot plans, on 8 1/2" x 11" paper, showing all existing and proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, and all easements and 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 35%

SETBACKS: Front 20' from property line (PL) or
45' from center of ROW, whichever is greater

Parking Req'mt _____

Side 7' from PL Rear 30' from PL

Special Conditions _____

Maximum Height 32'

CENSUS TRACT 10 TRAFFIC ZONE 17

Modifications to this Planning Clearance must be approved, in writing, by the Director of 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 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 5-4-94

Department Approval [Signature] Date 5-4-94

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 7534

Utility Accounting [Signature] Date 5-4-94

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

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

CHUCK EDGAR

725 ASH DR GRI CO

LOT 17 BLOCK 3 SUNSET TERRACE REPORT

