

FEE \$ 5.00

BLDG PERMIT NO. 49278

PLANNING CLEARANCE

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

J.C.P. Preferred TC per 1/13/95



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 1681 Aspen St TAX SCHEDULE NO. 2945 234 06001
 SUBDIVISION Richard Mesa Heights SQ. FT. OF PROPOSED BLDG(S)/ADDITION 14' X 78'
 FILING _____ BLK 1 LOT 13-15 SQ. FT. OF EXISTING BLDG(S) 0
 (1) OWNER Loid Elliott NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 1681 Aspen St NO. OF BLDGS ON PARCEL BEFORE: _____ AFTER: _____ THIS CONSTRUCTION
 (1) TELEPHONE 434-9535 USE OF EXISTING BLDGS _____
 (2) APPLICANT Same DESCRIPTION OF WORK AND INTENDED USE: _____
 (2) ADDRESS _____
 (2) TELEPHONE _____ Mobile 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 RMF-14 Maximum coverage of lot by structures 50%
 SETBACKS: Front 20' from property line (PL) or 45' from center of ROW, whichever is greater Parking Req'mt 2
 Side 10' from PL Rear 20' from PL Special Conditions Existing older house to be removed prior to placing new home
 Maximum Height 36' CENSUS TRACT 13 TRAFFIC ZONE 80

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 Wynelle Elliott Date 7-18-94
 Department Approval Marcia Pitz Date 7-18-94

Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. 4002-0800-03-9
 Utility Accounting Richardson Date 7-18-94

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)

ASPEN ST



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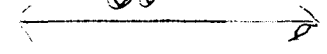
116' 8"



FENCE

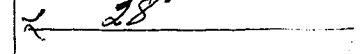
Santa Cruz St.

33'



TRAIL
184 X.H.
121' B.Y.L.

28'



FENCE



112'



N

ACCEPTED MP 7-18-94
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.