

FEE \$ 10⁰⁰

BLDG PERMIT NO. 50274

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

hoo 2-0800-03-9

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2945-234-05-002 TAX SCHEDULE NO. 1681 Aspen St.

SUBDIVISION Orchard Mesa Heights SQ. FT. OF PROPOSED BLDG(S)/ADDITION

FILING BLK LOT SQ. FT. OF EXISTING BLDG(S) 14 x 78

(1) OWNER Loid L. Elliott NO. OF DWELLING UNITS BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 1681 Aspen St

(1) TELEPHONE 245-8453 NO. OF BLDGS ON PARCEL BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT USE OF EXISTING BLDGS residence

(2) ADDRESS Same DESCRIPTION OF WORK AND INTENDED USE: enclose existing porch/add wood deck

(2) TELEPHONE

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-16 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

Side 10' from PL Rear 20' from PL Special Conditions

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 E. Elliott Date 10-25-94

Department Approval Ronnie Edwards Date 10-25-94

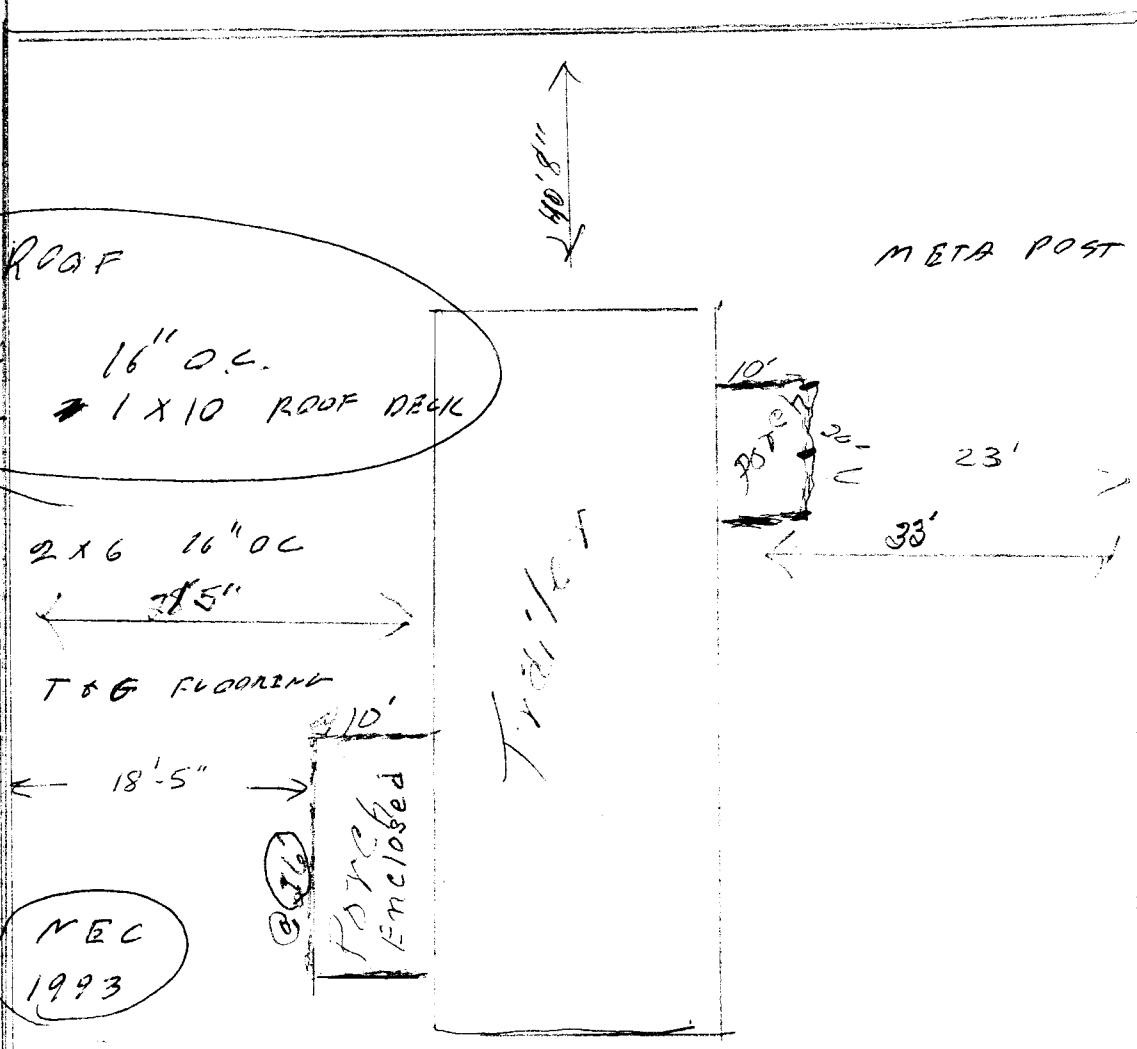
Additional water and/or sewer tap fee(s) are required: YES NO W/O No. N/A

Utility Accounting Miller Fowler Date 10-25-94

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)

HSP-1



ROOF
 2x6 16" O.C.
 METAL 1x10 ROOF DECK

FLOOR H.FIR
 2x6 16" O.C.
 T & G FLOORING

50#
 snowload
 70# Wind

NEC
 1993

WALLS 16" O.C.
 HARD BOARD SIDING

ACCEPTED *RS Edwards* 10/25/94
 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.

910-1-1-93