

FEE \$ 10.00

BLDG PERMIT NO. 57085

# PLANNING CLEARANCE

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

4002-0800-03-9

### THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 1081 Aspen Street TAX SCHEDULE NO. 2945-234-06-001  
 SUBDIVISION Orchard Mesa Heights SQ. FT. OF PROPOSED BLDG(S)/ADDITION 624 ft<sup>2</sup>  
 FILING \_\_\_\_\_ BLK 1 LOT 13-15 SQ. FT. OF EXISTING BLDG(S) 1,092 ft<sup>2</sup>  
 (1) OWNER Loid Elliott NO. OF DWELLING UNITS BEFORE: 1 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 1081 Aspen Street NO. OF BLDGS ON PARCEL BEFORE: 1 AFTER: 2 THIS CONSTRUCTION  
 (1) TELEPHONE 245-8453 USE OF EXISTING BLDGS Residential  
 (2) APPLICANT Same as owner DESCRIPTION OF WORK AND INTENDED USE: \_\_\_\_\_  
 (2) ADDRESS \_\_\_\_\_  
 (2) TELEPHONE \_\_\_\_\_ Garage addition

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 15 from property line (PL) or 45 from center of ROW, whichever is greater Parking Req'mt 2 spaces  
 Side 10 from PL Rear 20 from PL Special Conditions ~~N/A~~ - NO eaves into setback  
 Maximum Height 36 ft 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).

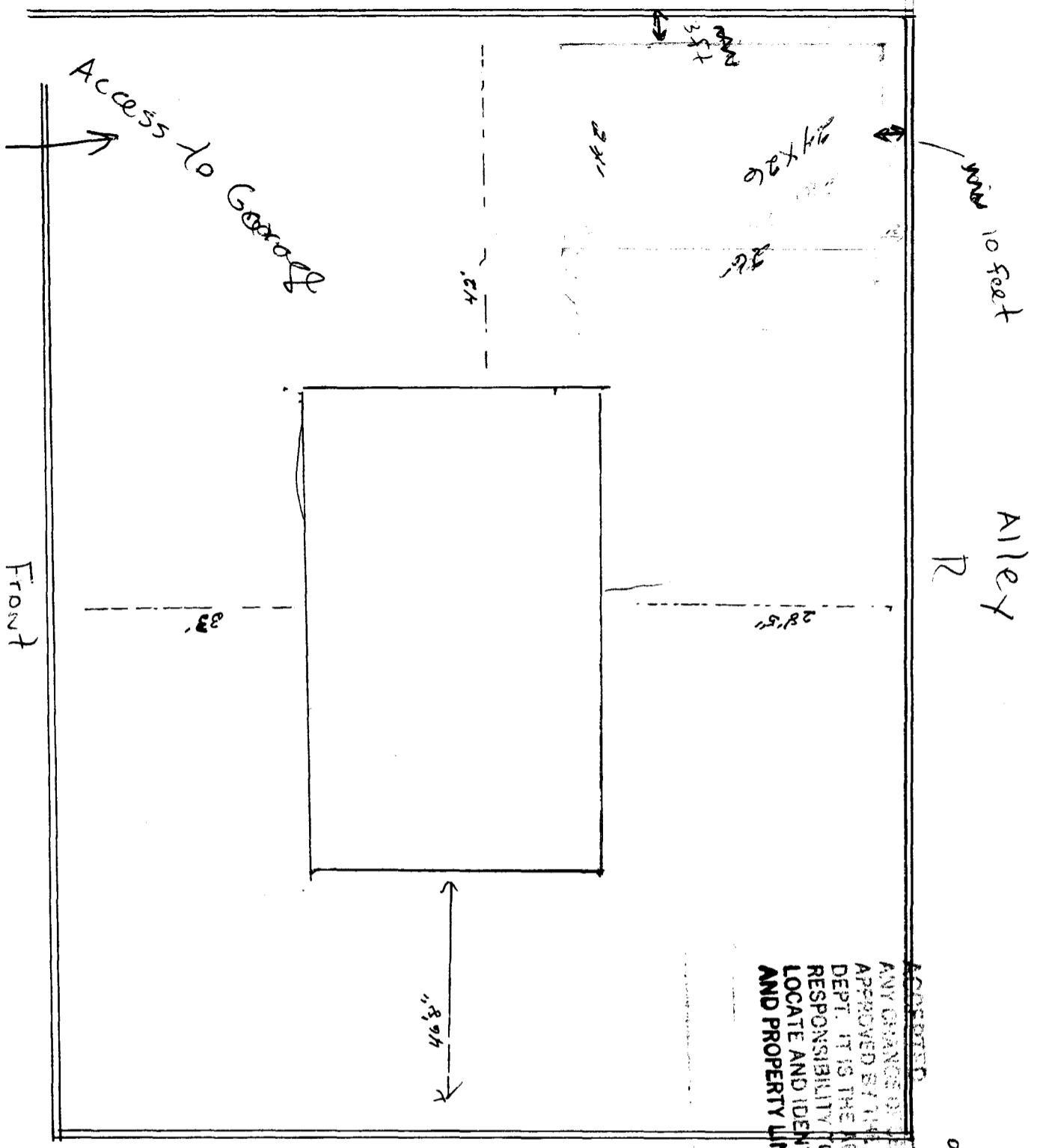
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature Loid Elliott Date 2-6-95  
 Department Approval [Signature] Date 2-6-95

Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO X W/O No. N/A  
 Utility Accounting Mellie Fowler Date 2-6-95

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)



ACCEPTED  
 ANY CHANGE OF PLANS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

MSD

Front  
 Rear

344-1631  
 Jim

Access to Garage

10 feet

Alley  
 R

Front

S

N