

FEE \$ 10<sup>00</sup>

BLDG PERMIT NO. 51081

TCP - 500<sup>00</sup>

### PLANNING CLEARANCE

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

✓

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 262<sup>1</sup>/<sub>2</sub> Laura Lee Ln. TAX SCHEDULE NO. 2945-251-04-008

SUBDIVISION Towns Subdivision SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1088 sq ft.

FILING \_\_\_\_\_ BLK 2 LOT 8 SQ. FT. OF EXISTING BLDG(S) None

(1) OWNER Ronald Ibb & Angelina Ashley NO. OF DWELLING UNITS  
BEFORE: None AFTER: one THIS CONSTRUCTION

(1) ADDRESS 545 Grand Mesa Ave. NO. OF BLDGS ON PARCEL  
BEFORE: None AFTER: One THIS CONSTRUCTION

(1) TELEPHONE 242-2633 241-3488 USE OF EXISTING BLDGS \_\_\_\_\_

(2) APPLICANT Ashley Construction DESCRIPTION OF WORK AND INTENDED USE: \_\_\_\_\_

(2) ADDRESS 545 Grand Mesa Ave. \_\_\_\_\_

(2) TELEPHONE 242-2633 241-3488 New single family 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-8 Maximum coverage of lot by structures 45%

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

Side 5' from PL Rear 15' from PL Special Conditions \_\_\_\_\_

Maximum Height 32' 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 Ronald Ashley Date 2-2-95

Department Approval Ronnie Edwards Date 2-6-95

Additional water and/or sewer tap fee(s) are required: YES  NO \_\_\_\_\_ W/O No. 8107 S/F

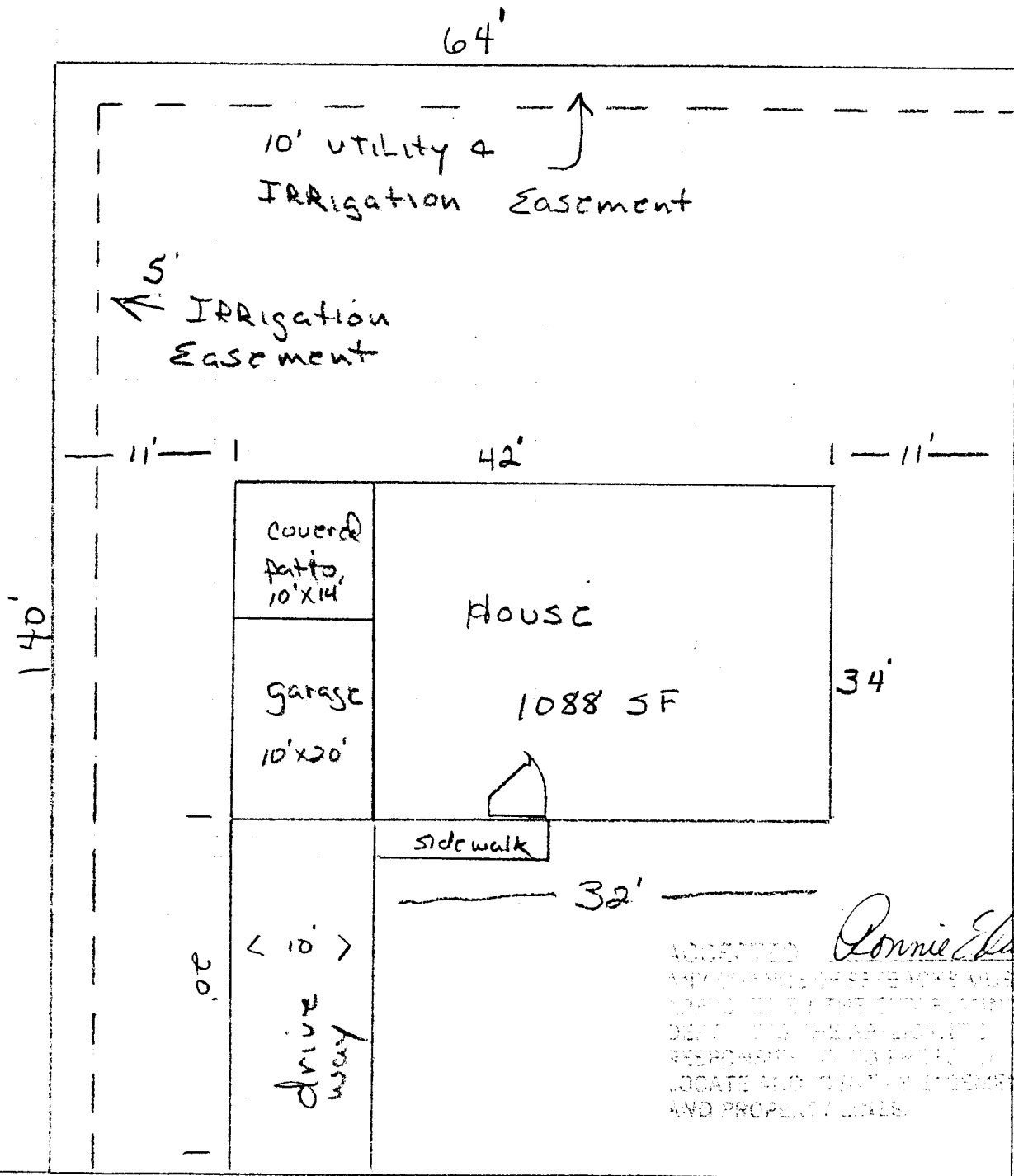
Utility Accounting Millie Fowler Date 2-6-95

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)

Ashley const  
262 1/2 Laura Lee  
Block 2 Lot 8  
town's sub

N



Laura Lee Drive