

FEE \$ 10 -
TCP \$ 0 -

BLDG PERMIT NO. 57205

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Grand Junction Community Development Department

40020800039

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THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 1681 Aspen St. TAX SCHEDULE NO. 2945-234-06-001
SUBDIVISION Orchard Mesa Hts. SQ. FT. OF PROPOSED BLDG(S)/ADDITION _____
FILING _____ BLK 1 LOT 13-15 SQ. FT. OF EXISTING BLDG(S) _____
(1) OWNER Loid Elliott NO. OF DWELLING UNITS
BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
(1) ADDRESS 1681 Aspen
(1) TELEPHONE 245-8453 NO. OF BLDGS ON PARCEL
BEFORE: 2 AFTER: 2 THIS CONSTRUCTION
(2) APPLICANT KC Blood USE OF EXISTING BLDGS home & garage
(2) ADDRESS [Signature] DESCRIPTION OF WORK AND INTENDED USE: _____
(2) TELEPHONE _____ Covered patio

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) Parking Req'mt 2
or 45' from center of ROW, whichever is greater
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 Casey L Blood Date _____
Department Approval Marcia Rabideaux Date 8-14-94

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

Utility Accounting [Signature] Date 8-14-94

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

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

Garage

5'4" to fence

10'-10"

Fence Line

18'9"

6'9"

12'

4'

Ridge

10'-10"

15'6"

ACCEPTED MAR 8-14-94
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.

Trailer

1681 Aspen St.