FEE $ *10.00*
TCP $ *500.00*
School fee: 292.00

BLDG PERMIT NO. *58290*

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

RZF-96-195

L.T(P. School

☞ **THIS SECTION TO BE COMPLETED BY APPLICANT** ☜

BLDG ADDRESS *1620 Canon*

SUBDIVISION *Ashmont Heights*

FILING ___ BLK *4* LOT *2*

(1) OWNER *Ronald Ashley*

(1) ADDRESS *545 Grand mesa*

(1) TELEPHONE *970-242-2633*

(2) APPLICANT *Ronald Ashley*

(2) ADDRESS *545 Grand mesa*

(2) TELEPHONE *241-3488*

TAX SCHEDULE NO. *2945-233-09-001*

SQ. FT. OF PROPOSED BLDG(S)/ADDITION *1200*

SQ. FT. OF EXISTING BLDG(S) ———

NO. OF DWELLING UNITS
BEFORE: *0* AFTER: *1* THIS CONSTRUCTION

NO. OF BLDGS ON PARCEL
BEFORE: *0* AFTER: *1* THIS CONSTRUCTION

USE OF EXISTING BLDGS _____

DESCRIPTION OF WORK AND INTENDED USE: _____
new 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*

SETBACKS: Front *20'* from property line (PL)
or *45* from center of ROW, whichever is greater

Side *5'* from PL Rear *15'* from PL

Maximum Height *32'*

Maximum coverage of lot by structures _____

Parking Req'mt _____

Special Conditions _____

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 _____

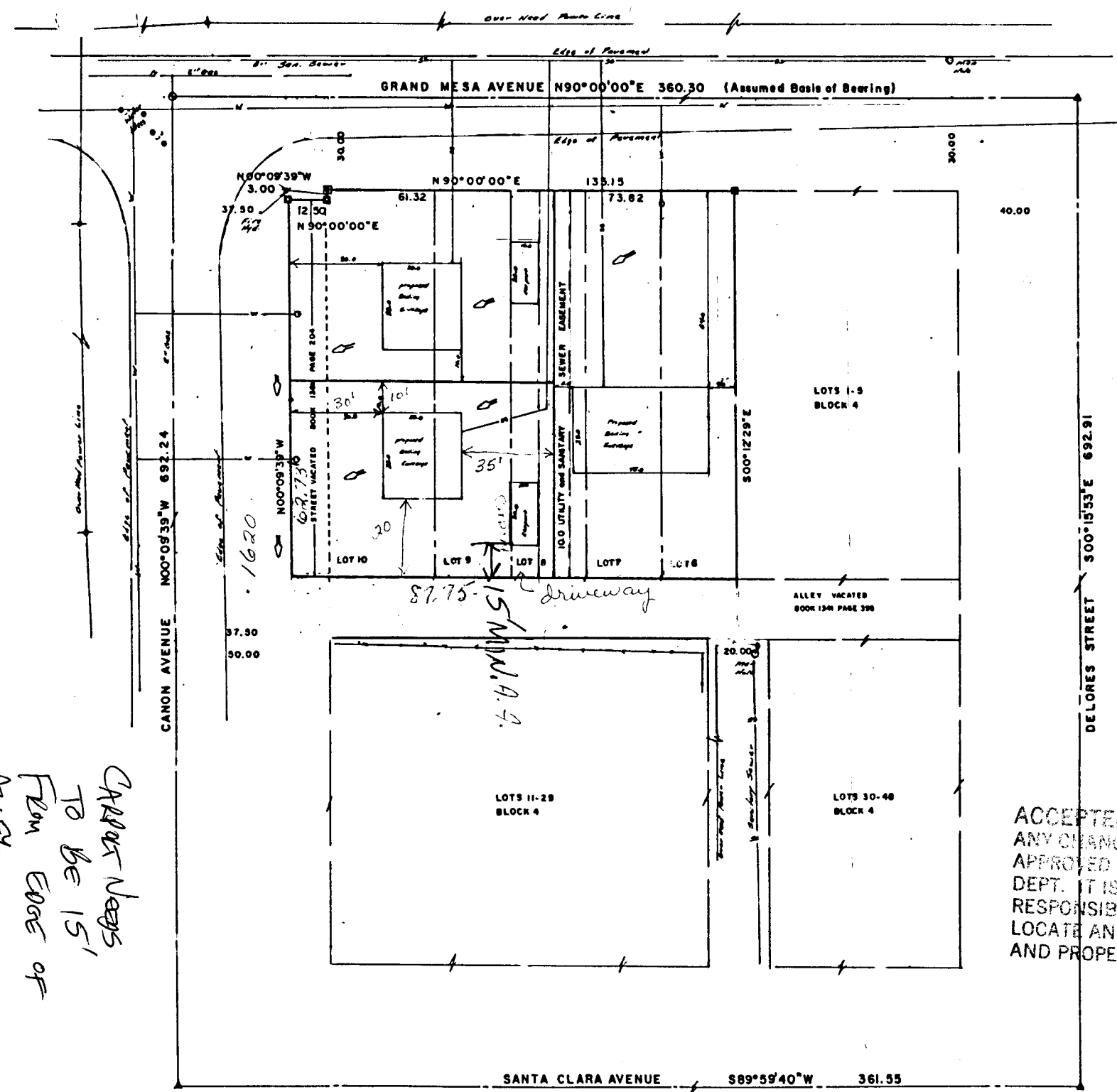Department Approval *Kristen K Ashwell* Date *11/21/96*

Additional water and/or sewer tap fee(s) are required: YES *✓* NO _____ W/O No. *9678*

Utility Accounting *[signature]* Date *11/21/96*

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)*

Over Need Power Line

Edge of Pavement

GRAND MESA AVENUE N90°00'00"E 360.30 (Assumed Basis of Bearing)

Edge of Pavement

N00°09'39"W
3.00

37.50

12 50

N 90°00'00"E 61.32

N 90°00'00"E 135.15

73.82

40.00

30.00

N00°09'39"W 692.24

1620

N00°09'39"W 692.73
STREET VACATED
BOOK 1341 PAGE 204

30'   10'

35'

20

LOT 10   LOT 9   LOT 8

LOT 7   LOT 6

87.75

15 WIDE A.T

Driveway

SEWER EASEMENT

10.0 UTILITY and SANITARY

LOTS 1-5
BLOCK 4

S00°12'29"E

S00°15'53"E 692.91

ALLEY VACATED
BOOK 1341 PAGE 398

37.50

50.00

20.00

LOTS 11-29
BLOCK 4

LOTS 30-48
BLOCK 4

CANON AVENUE

DELORES STREET

CARPORT Needs
TO BE 15'
FROM EDGE OF
ALLEY
D. Neal
11-20-96

SANTA CLARA AVENUE   S89°59'40"W   361.55