

FEE \$ 10<sup>00</sup>  
TCP \$ 0

BLDG PERMIT NO. 56813

### PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Grand Junction Community Development Department



3022-3430-01-5

**THIS SECTION TO BE COMPLETED BY APPLICANT**

BLDG ADDRESS 3530 Ponderosa TAX SCHEDULE NO. 2945-011-33-008

SUBDIVISION Spring Valley SQ. FT. OF PROPOSED BLDG(S)/ADDITION 120<sup>0</sup>

FILING 6 BLK 16 LOT 8 SQ. FT. OF EXISTING BLDG(S) 4000<sup>0</sup> + -

(1) OWNER JAMES FRASER NO. OF DWELLING UNITS  
BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 3530 Ponderosa

(1) TELEPHONE \_\_\_\_\_ NO. OF BLDGS ON PARCEL  
BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT Del Orisco Const USE OF EXISTING BLDGS single fam residence

(2) ADDRESS 3510 Ponderosa Way DESCRIPTION OF WORK AND INTENDED USE: \_\_\_\_\_

(2) TELEPHONE 243 4543 Add 120<sup>0</sup> CRAFT ROOM

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-5 Maximum coverage of lot by structures \_\_\_\_\_

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

Side 5' from PL Rear 25' from PL Special Conditions \_\_\_\_\_

Maximum Height \_\_\_\_\_ CENSUS TRACT 10 TRAFFIC ZONE 21

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 [Signature] Date 7-15-96

Department Approval [Signature] Date 7-15-96

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

Utility Accounting [Signature] Date 7/15/96

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)

FEE \$ 10.00  
TCP \$ 0

BLDG PERMIT NO. 56813

### PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Grand Junction Community Development Department



3022-3430-01-5

**THIS SECTION TO BE COMPLETED BY APPLICANT**

BLDG ADDRESS 3530 Ponderosa TAX SCHEDULE NO. 2945-011-33-008

SUBDIVISION Spring Valley SQ. FT. OF PROPOSED ~~BLDG(S)~~/ADDITION 120<sup>sq</sup>

FILING 6 BLK 16 LOT 8 SQ. FT. OF EXISTING BLDG(S) 4000<sup>sq</sup> +-

(1) OWNER JAMES FRASER NO. OF DWELLING UNITS  
BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 3530 Ponderosa  
NO. OF BLDGS ON PARCEL  
BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT Del Oro Const USE OF EXISTING BLDGS single fam residence

(2) ADDRESS 3510 Ponderosa Way DESCRIPTION OF WORK AND INTENDED USE:

(2) TELEPHONE 243 4543 Add 120<sup>sq</sup> CRAFT room

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-5 Maximum coverage of lot by structures \_\_\_\_\_

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

Side 5' from PL Rear 25' from PL  
Special Conditions \_\_\_\_\_

Maximum Height \_\_\_\_\_  
CENSUS TRACT 10 TRAFFIC ZONE 21

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 [Signature] Date 7-15-96

Department Approval [Signature] Date 7-15-96

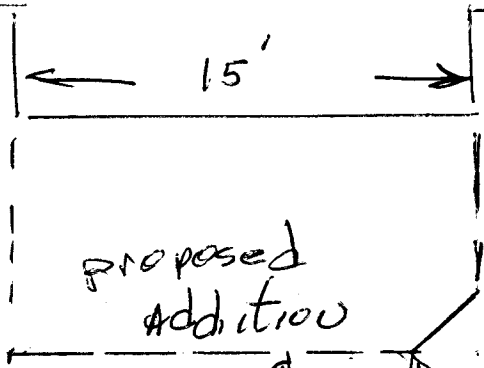
Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO X W/O No. \_\_\_\_\_

Utility Accounting [Signature] Date 7/15/96

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)

existing building



ACCEPTED ME 7-15-96  
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.

← 40' →

← 70' →

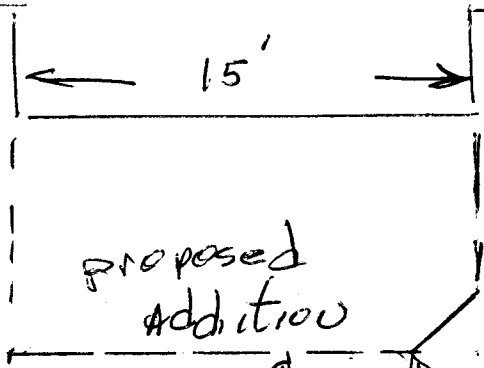
33

25'

P-L

P/L

existing building



ACCEPTED ME 7-15-96  
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.

← 40' →

← 70' →

33

25'

P-L

P/L

