

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

BLDG PERMIT NO. 55795

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

9004-2940-04-0

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 484 Teco Drive TAX SCHEDULE NO. 2943-162-13-015-  
 SUBDIVISION Fruit ~~vale~~ wood SQ. FT. OF PROPOSED BLDG(S)/ADDITION 576 sq. ft.  
 FILING 5 BLK 7 LOT 15 SQ. FT. OF EXISTING BLDG(S) ~~1536~~ 1536 sq. ft.  
 (1) OWNER Troy and Julie Aasen NO. OF DWELLING UNITS  
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 484 Teco Drive  
 (1) TELEPHONE 523-0496 NO. OF BLDGS ON PARCEL  
 BEFORE: 1 AFTER: 2 THIS CONSTRUCTION  
 (2) APPLICANT Julie Aasen USE OF EXISTING BLDGS Home  
 (2) ADDRESS 484 Teco Drive DESCRIPTION OF WORK AND INTENDED USE: \_\_\_\_\_  
 (2) TELEPHONE 523-0496 2-car garage

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 proposed as RSF-5 Maximum coverage of lot by structures 35%  
 SETBACKS: Front 20' from property line (PL) Parking Req'mt \_\_\_\_\_  
 or 45' from center of ROW, whichever is greater  
 Side 3' from PL Rear 10' from PL Special Conditions is in future  
to eave 32' de-annexed area -  
 Maximum Height \_\_\_\_\_ CENS.T. 8 T.ZONE 57 ANN# \_\_\_\_\_

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).

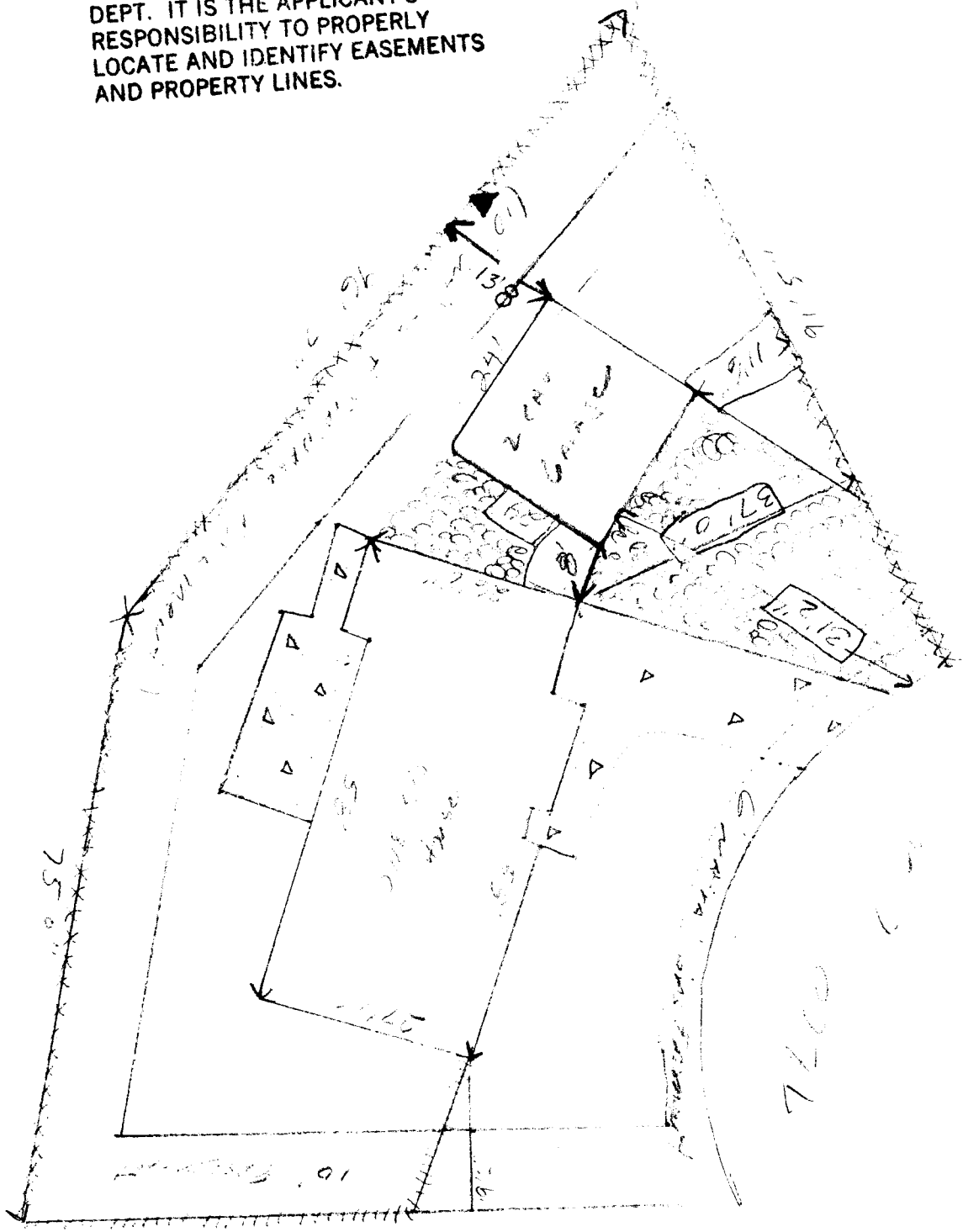
Applicant Signature Julie R. Aasen Date 4-17-96  
 Department Approval Ronnie Edwards Date 4-17-96

Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO X W/O No. N/A - no change in 3/F use  
 Utility Accounting Mellie Fowler Date 4-17-96

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)

ACCEPTED *Ronnie 4/17/96*  
 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.



- XXXXXX - utility easement
- UUUUU - 8' setback fence
- ▲ - concrete
- - 2nd floor house