

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



BLDG PERMIT NO. 611656

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



BLDG ADDRESS 2026 ASPEN ST TAX SCHEDULE NO. 2945-261-H-003

SUBDIVISION O.M. Heights SQ. FT. OF PROPOSED BLDG(S)/ADDITION 373.5

FILING \_\_\_\_\_ BLK 27 LOT 11 & 12 SQ. FT. OF EXISTING BLDG(S) 908<sup>+</sup>

(1) OWNER JACK & BERTA JAMESON NO. OF DWELLING UNITS  
BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS P.O. Box 4256

(1) TELEPHONE G.J. 81502 NO. OF BLDGS ON PARCEL  
243-4917W 248-9464A BEFORE: 2 AFTER: 2 THIS CONSTRUCTION

(2) APPLICANT JACK & BERTA JAMESON USE OF EXISTING BLDGS RESIDENTIAL + GARAGE

(2) ADDRESS \_\_\_\_\_ DESCRIPTION OF WORK AND INTENDED USE: BUILDING  
COVERED  
PORCH.

(2) TELEPHONE \_\_\_\_\_

**REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, driveway location & width & all easements & 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) Parking Req'mt 2  
or \_\_\_\_\_ from center of ROW, whichever is greater

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

Maximum Height 32'

CENSUS 13 TRAFFIC 87 ANNEX# \_\_\_\_\_

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 Berta Jameson Date 8-19-97

Department Approval Santa J. Castello Date 8-19-97

Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO  W/O No. 4001-1800-03-0

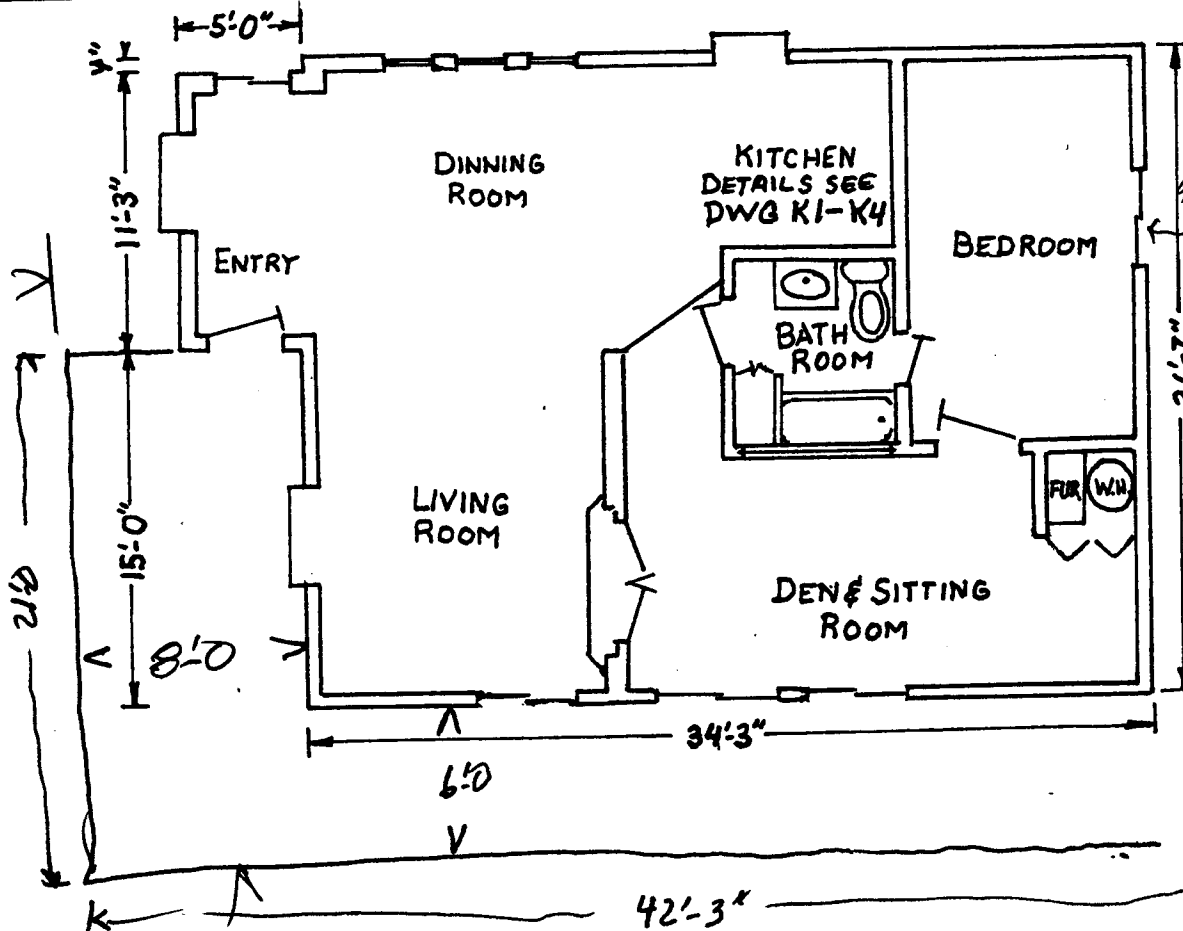
Utility Accounting Richardson Date 8-19-96

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)

ASPEN ST.  
PROPERTY LINE W SIDE 48'

PROPERTY LINE N SIDE 119'



ACCEPTED SLC 8/19/97  
 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.

GARAGE 16' x 30'

PROPERTY LINE S SIDE 119'

FLOOR PLAN As it is  
 2026 ASPEN ST.  
 scale 1/8" = 1'-0"