

FEE \$	10 ⁰⁰
TCP \$	500 ⁰⁰
SIF \$	292 ⁰⁰



BLDG PERMIT NO. 60308

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



BLDG ADDRESS 1610 Canon St TAX SCHEDULE NO. 2945-233-17-002
 SUBDIVISION Ashmont SQ. FT. OF PROPOSED BLDG(S)/ADDITION 980
 FILING _____ BLK 4 LOT 1 SQ. FT. OF EXISTING BLDG(S) 0
 (1) OWNER Ronald or Angie Ashley NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 545 Grand mesa Av
 (1) TELEPHONE 241-3488 NO. OF BLDGS ON PARCEL
 BEFORE: 1 AFTER: 2 THIS CONSTRUCTION
 (2) APPLICANT Ronald Ashley USE OF EXISTING BLDGS House
 (2) ADDRESS 545 Grand mesa DESCRIPTION OF WORK AND INTENDED USE: new
 (2) TELEPHONE 242-2633 house

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 35%
 SETBACKS: Front 20' from property line (PL) Parking Req'mt 2
 or 45' from center of ROW, whichever is greater
 Side 5' from PL Rear 15' from PL Special Conditions _____
 Maximum Height 32' CENSUS 13 TRAFFIC 80 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).

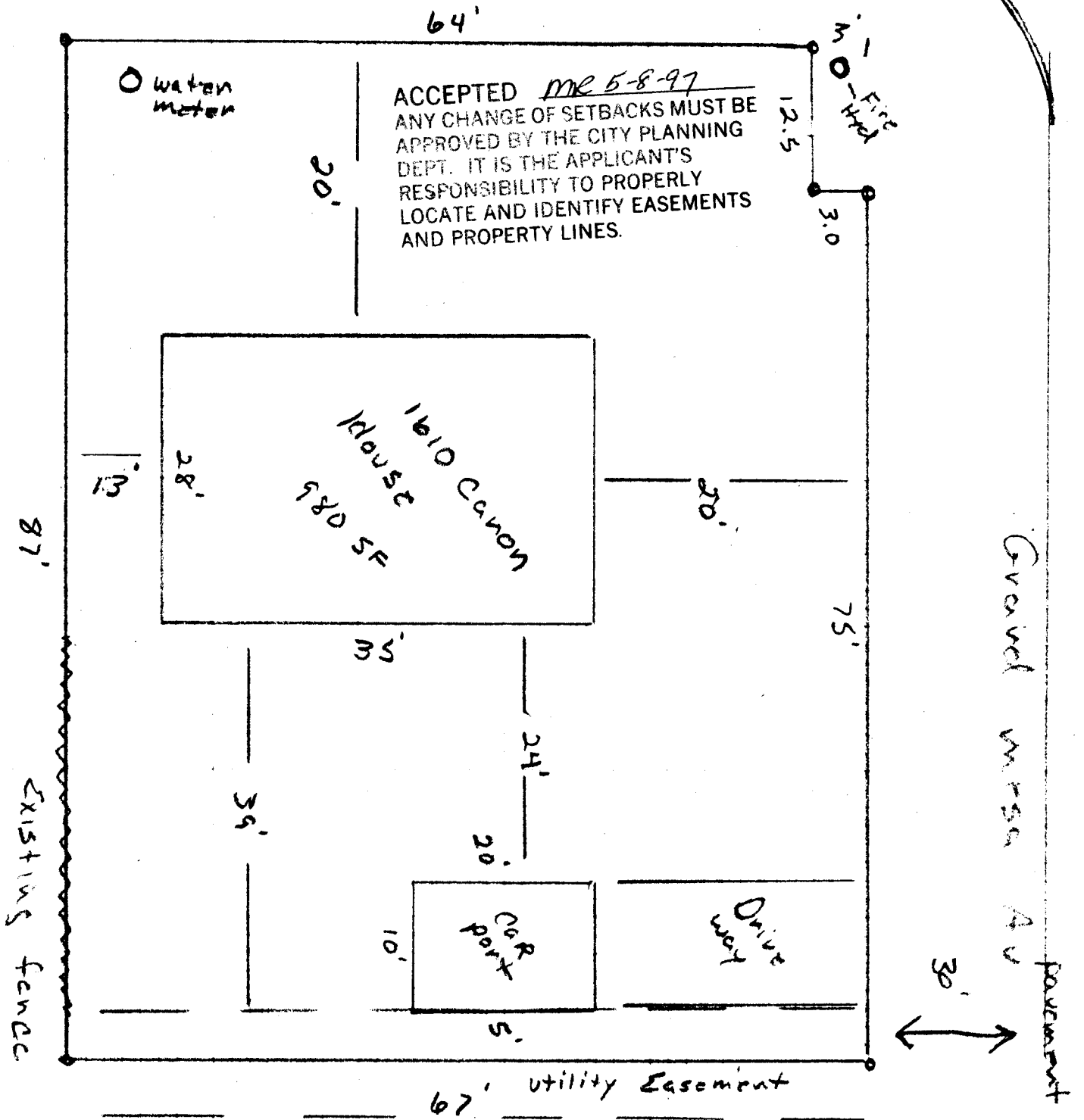
Applicant Signature [Signature] Date 5-8-97
 Department Approval [Signature] Date 5-8-97

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 10155
 Utility Accounting [Signature] Date 5-8-97

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)

Canon St



Driveway location
 O.K.
 K. Ashbeck
 5/6/97

