

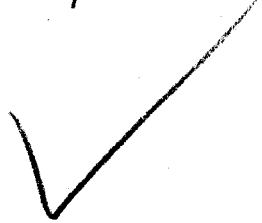
FEE \$	10-
TCP \$	500-
SIF \$	292-



BLDG PERMIT NO. 61289

## PLANNING CLEARANCE

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



BLDG ADDRESS 425 Grand mesa Av TAX SCHEDULE NO. 2945-233-17-003

SUBDIVISION Ashmont SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1156

FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT \_\_\_\_\_ SQ. FT. OF EXISTING BLDG(S) ∅

(1) OWNER Ronald & Angie Ashley NO. OF DWELLING UNITS  
 BEFORE: ∅ AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 545 Grand mesa Av NO. OF BLDGS ON PARCEL  
 BEFORE: ∅ AFTER: 1 THIS CONSTRUCTION

(1) TELEPHONE 970-241-3488 USE OF EXISTING BLDGS \_\_\_\_\_

(2) APPLICANT Ashley Construction DESCRIPTION OF WORK AND INTENDED USE: \_\_\_\_\_

(2) ADDRESS 545 Grand mesa Av \_\_\_\_\_

(2) TELEPHONE 970-242-2633 new 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 \_\_\_\_\_  
 or \_\_\_\_\_ from center of ROW, whichever is greater Special Conditions \_\_\_\_\_

Side 5' from PL Rear 15' from PL

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 7-28-97

Department Approval [Signature] Date 7-28-97

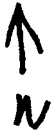
Additional water and/or sewer tap fee(s) are required: YES  NO \_\_\_\_\_ W/O No. 10400

Utility Accounting [Signature] Date 7-28-97

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)

— Pavement — Grand mesa Av — pavement —



PARKING

city easement

PARKING

DRIVE WAY 11x20

20'

Garage 11x20

20'

425 Grand mesa Av

HOUSE 1156 SF

13'

13'

34'

34'

73'

ACCEPTED MR 7-28-97  
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.

DRIVEWAY LOCATION OK  
Jo Kishi  
7-25-97

Lot 8,820 SF

Property Line

147

5' utility easement 11

50'

alley

