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SIF \$	



BLDG PERMIT NO. 103356

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

BLDG ADDRESS 1675 Aspen St. GJ. TAX SCHEDULE NO. 2945-233 06 026  
 SUBDIVISION Giffords Replat SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1694  
 FILING \_\_\_\_\_ BLK 182 LOT 1 SQ. FT. OF EXISTING BLDG(S) Ø  
 (1) OWNER Glen Richardson NO. OF DWELLING UNITS  
 BEFORE: Ø AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 1675 Aspen St. Grand Jct  
 NO. OF BLDGS ON PARCEL  
 (1) TELEPHONE 970-245-4228 BEFORE: Ø AFTER: 1 THIS CONSTRUCTION  
 (2) APPLICANT same USE OF EXISTING BLDGS Residence Ø  
 (2) ADDRESS same DESCRIPTION OF WORK AND INTENDED USE: \_\_\_\_\_  
 (2) TELEPHONE same Residence

**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 RMF-11e Maximum coverage of lot by structures 50%  
 SETBACKS: Front 45' from property line (PL) Parking Req'mt 2  
 or 20' from center of ROW, whichever is greater Special Conditions \_\_\_\_\_  
 Side 10' from PL Rear 20' from PL  
 Maximum Height 36' CENSUS 13 TRAFFIC 80 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 Monica Klausen Date 1/07/98  
 Department Approval Kathy Valdez per SC Date 1-12-98

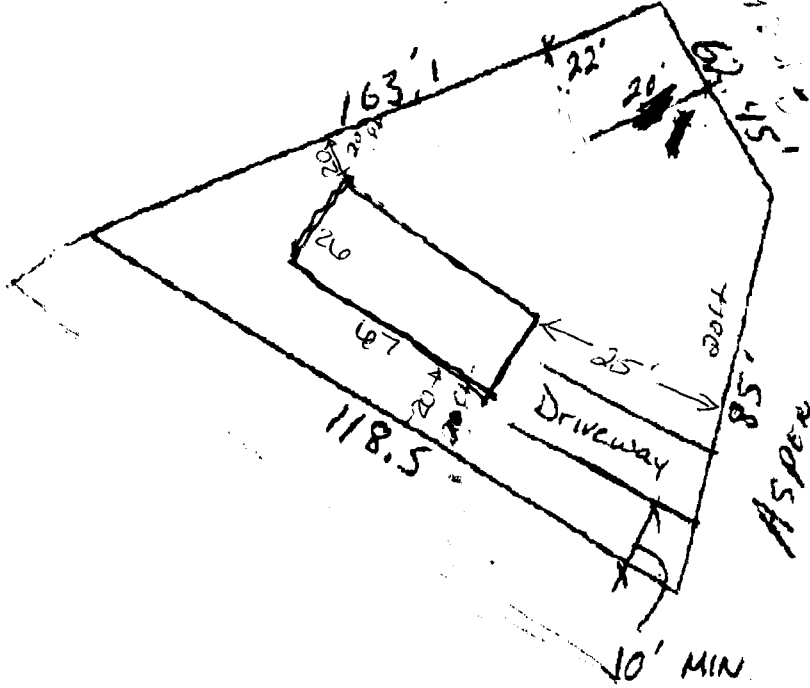
Additional water and/or sewer tap fee(s) are required: YES  NO  W/O No. #105948

Utility Accounting Chalanda Date 1-12-98

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

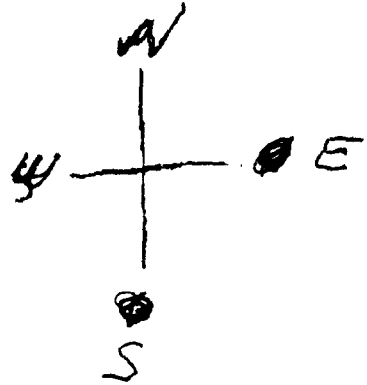
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

Richardson



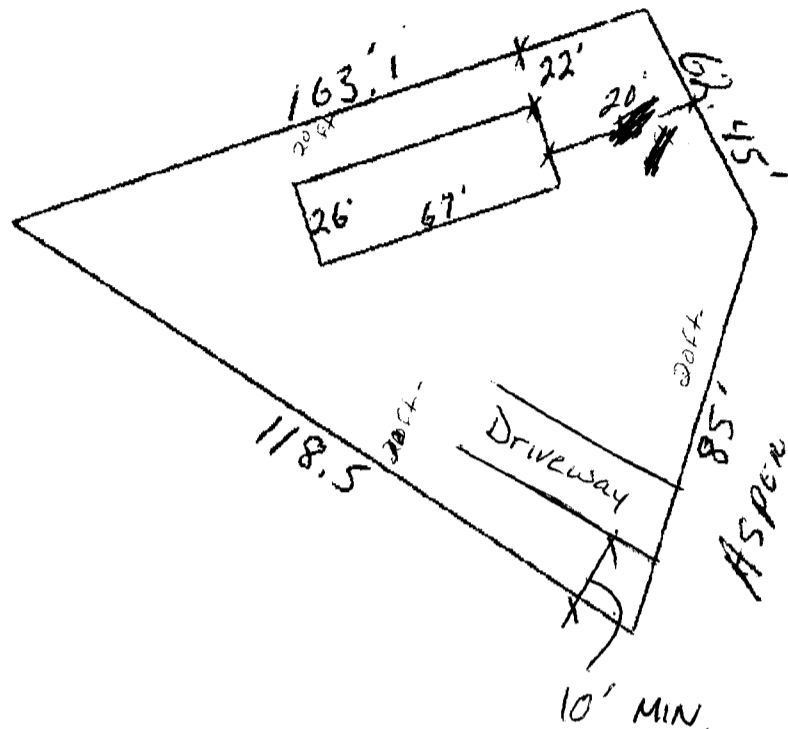
For House location

ACCEPTED SLC 1.12.98  
 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.

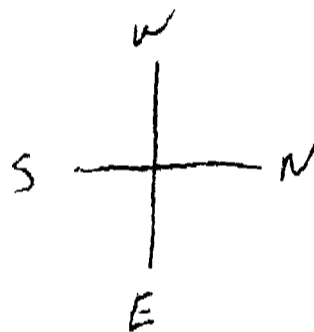


DRIVEWAY LOCATION

Richardson



FOR DRIVEWAY  
 ACCEPTED S/C 1.12.98  
 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  
 O.K.

KL Ashbeck  
 1/2/98