

FEE \$	10. —
TCP \$	—
SIF \$	—



*GD*

BLDG PERMIT NO.	none needed under 120 sq ft
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**PLANNING CLEARANCE**  
(Single Family Residential and Accessory Structures)  
**Community Development Department**

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BLDG ADDRESS	<u>1675 Aspen St.</u>	TAX SCHEDULE NO.	<u>2045-239, 00-026</u>
SUBDIVISION	<u>Gifford Replat</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITION	<u>80</u>
FILING BLK	<u>#</u> LOT <u>1</u>	SQ. FT. OF EXISTING BLDG(S)	<u>1694</u>
(1) OWNER	<u>Glenn Kevin Richardson</u>	NO. OF DWELLING UNITS BEFORE:	<u>1</u> AFTER: <u>2</u> THIS CONSTRUCTION
(1) ADDRESS	<u>1675 Aspen St. GJ.</u>	NO. OF BLDGS ON PARCEL BEFORE:	<u>1</u> AFTER: <u>2</u> THIS CONSTRUCTION
(1) TELEPHONE	<u>970-245-4228</u>	USE OF EXISTING BLDGS	<u>Home</u>
(2) APPLICANT	<u>SAME</u>	DESCRIPTION OF WORK AND INTENDED USE:	<u>Build 8x10 Storage Shed "Storage"</u>
(2) ADDRESS	<u>SAME</u>		
(2) TELEPHONE	<u>SAME</u>		

**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	<u>RMF-1U</u>	Maximum coverage of lot by structures	<u>—</u>
SETBACKS: Front	<u>20'</u> from property line (PL)	Parking Req'mt	<u>—</u>
	or <u>45'</u> from center of ROW, whichever is greater	Special Conditions	<u>—</u>
Side	<u>3'</u> from PL		
Rear	<u>10'</u> from PL		
Maximum Height	<u>—</u>	CENSUS	<u>13</u> TRAFFIC <u>80</u> ANN#

Modifications to this Planning Clearance must be approved, in writing, by 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, if applicable, 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).

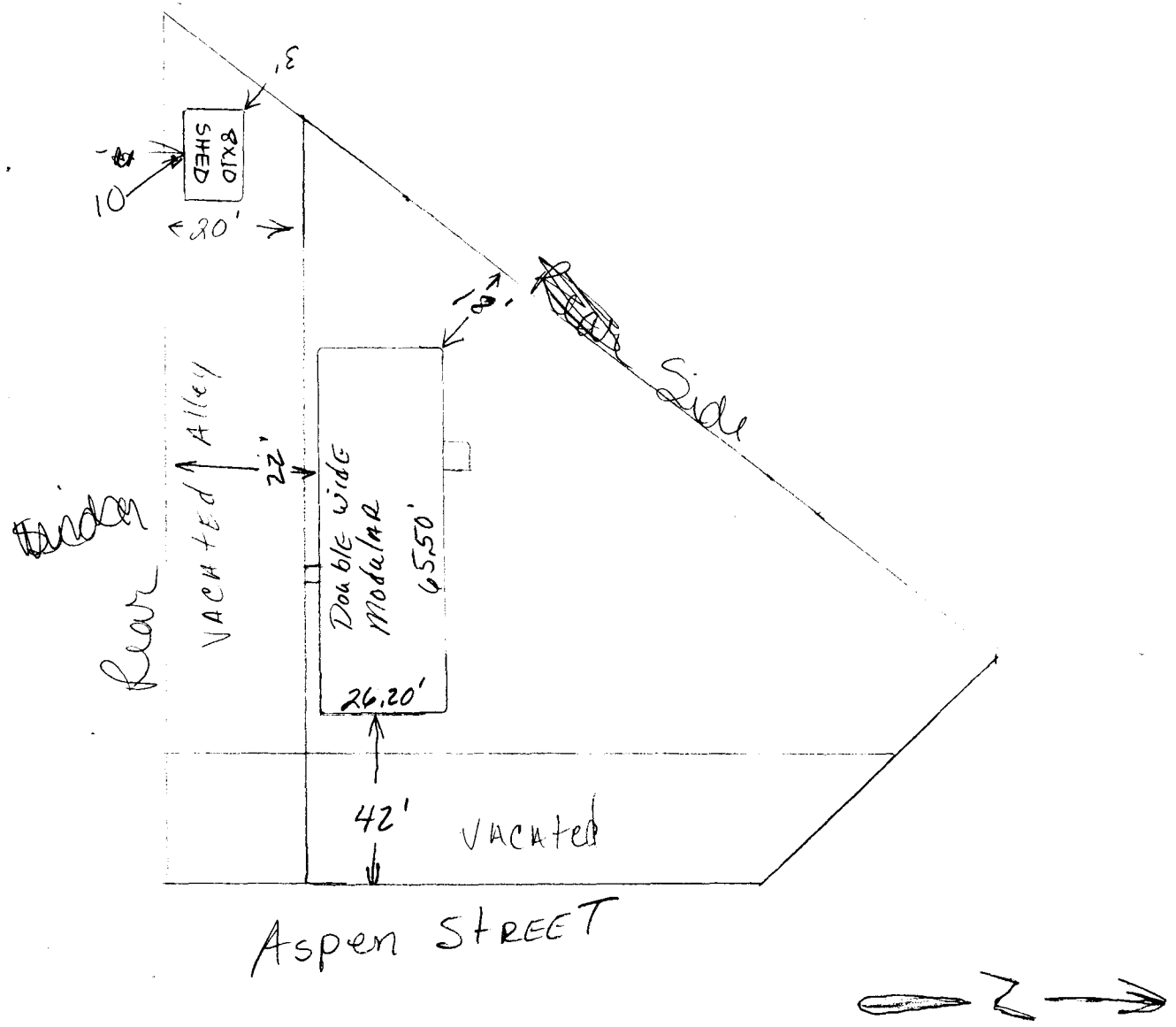
Applicant Signature	<u><i>Glenn Richardson</i></u>	Date	<u>3-8-99</u>
Department Approval	<u><i>X Valdez</i></u>	Date	<u>3-8-99</u>

Additional water and/or sewer tap fee(s) are required: YES  NO  W/O No. 33843-22141

Utility Accounting *CR* Date 3-8-99

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)



VACATED  
 ALL DIMENSIONS OF ALLEYS MUST BE  
 VERIFIED BY THE PLANNING  
 DEPARTMENT. ALL DIMENSIONS  
 MUST BE VERIFIED TOGETHER  
 WITH THE COUNTY ENGINEER  
 AND PROPERTY LINES.