

|        |       |
|--------|-------|
| FEE \$ | 10.00 |
| TCP \$ | —     |
| SIF \$ | —     |

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

BLDG PERMIT NO. 76295



Your Bridge to a Better Community

BLDG ADDRESS 706 Ash Dr. SQ. FT. OF PROPOSED BLDGS/ADDITION 120 sq ft.  
 TAX SCHEDULE NO. 2701-353-19-004 SQ. FT. OF EXISTING BLDGS 1738  
 SUBDIVISION Sunset Terrace TOTAL SQ. FT. OF EXISTING & PROPOSED 1858  
 FILING \_\_\_\_\_ BLK 8 LOT 4 NO. OF DWELLING UNITS:  
 Before: 1 After: 1 this Construction  
 (1) OWNER Ed Wilcox NO. OF BUILDINGS ON PARCEL  
 Before: 1 After: 1 this Construction  
 (1) ADDRESS 706 Ash Dr. USE OF EXISTING BUILDINGS \_\_\_\_\_  
 (1) TELEPHONE 263-4809 DESCRIPTION OF WORK & INTENDED USE Front Porch  
 (2) APPLICANT Ed Wilcox TYPE OF HOME PROPOSED:  
 (2) ADDRESS 706 Ash Dr. \_\_\_\_\_ Site Built \_\_\_\_\_ Manufactured Home (UBC)  
 (2) TELEPHONE 263-4809 \_\_\_\_\_ Manufactured Home (HUD)  
 \_\_\_\_\_ Other (please specify) \_\_\_\_\_

**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 BSE4 Maximum coverage of lot by structures 50%  
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES \_\_\_\_\_ NO \_\_\_\_\_  
 or \_\_\_\_\_ from center of ROW, whichever is greater  
 Side 7' from PL, Rear 25' from PL Parking Req'mt \_\_\_\_\_  
 Maximum Height \_\_\_\_\_ Special Conditions \_\_\_\_\_  
 CENSUS 10 TRAFFIC 17 ANNEX# \_\_\_\_\_

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 Edwin L. Wilcox Date 8-7-00  
 Department Approval C. Kaye Nelson Date 8-7-00

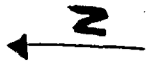
|  |                      |  |                    |
|--|----------------------|--|--------------------|
| Additional water and/or sewer tap fee(s) are required: | YES                  | NO <input checked="" type="checkbox"/> | W/O No. _____      |
| Utility Accounting                                     | <u>Wabi Overholt</u> |  | Date <u>8/7/00</u> |

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)

GJ. CO 81506

7000 Ash Dr.



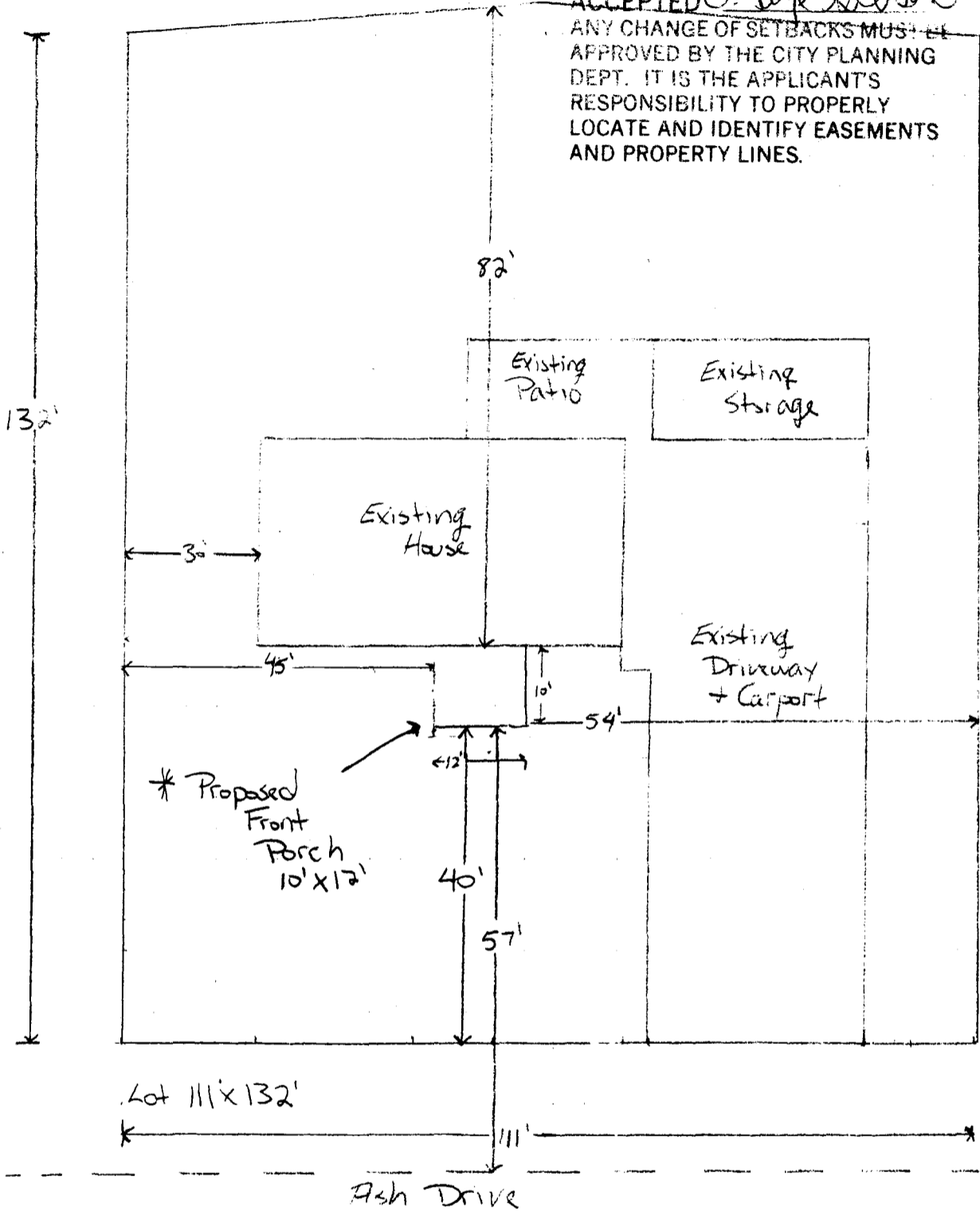
Ed Wilcox  
263-4809

Parcel Number - 2701-353-19-004 Sunset Terrace

Proposed Front Porch

8-7-00  
C. Eye Wilson

ACCEPTED  
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.



- F1 = 57'
- F2 = 40'
- F3 = NA
- S = 54' to South  
45' to North
- R = 82' to Porch
- W = 111'
- D = 132'
- X = 10' x 12'  
Front Porch
- Height of Proposed Structure  
12' to Peak
- Ground Floor Square Footage  
120'

Lot 111' x 132'

Ash Drive

□ = 4 sq. Ft.