

FEE \$	10.00
ICP \$	0
SIF \$	0

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

BLDG PERMIT NO. 77717



Your Bridge to a Better Community

BLDG ADDRESS 1857 ASPEN ST SQ. FT. OF PROPOSED BLDGS/ADDITION 840

TAX SCHEDULE NO. 2945-201-23-012 SQ. FT. OF EXISTING BLDGS 832 02/16/64 FRUIT UNIT

SUBDIVISION _____ TOTAL SQ. FT. OF EXISTING & PROPOSED 2504

FILING _____ BLK _____ LOT _____ NO. OF DWELLING UNITS:
 Before: 2 After: 2 this Construction

(1) OWNER David Jensen NO. OF BUILDINGS ON PARCEL
 Before: 2 After: 2 this Construction

(1) ADDRESS 1857 ASPEN ST USE OF EXISTING BUILDINGS GRAB

(1) TELEPHONE 243-4270 DESCRIPTION OF WORK & INTENDED USE SHOP

(2) APPLICANT SJA/121 TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify) _____

(2) ADDRESS _____

(2) TELEPHONE _____

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 BMF-8 Maximum coverage of lot by structures 7090

SETBACKS: Front 25' from property line (PL) Permanent Foundation Required: YES _____ NO _____
 or _____ from center of ROW, whichever is greater

Side 5' from PL, Rear 10' from PL Parking Req'mt _____

Maximum Height 35' Special Conditions Converting back into garage only

CENSUS 13 TRAFFIC 80 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 David Jensen Date 11-16-2000

Department Approval C. Jensen Date 11-16-00

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. _____
Utility Accounting	<u>Debi Overholt</u>		Date <u>11-16-00</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)

50'



35'

PROP
LINE

22

garage

PROP
LINE

EXISTING

APT.

1/11/16/00

C. Lave Dixon

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

ASPEN ST