

Randy 250-2222

FEE \$	10.00
TCP \$	
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PLANNING CLEARANCE
(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. _____



Your Bridge to a Better Community

BLDG ADDRESS 1851 ASPEN ST SQ. FT. OF PROPOSED BLDGS/ADDITION 770
 TAX SCHEDULE NO. 2945-201-23-012 SQ. FT. OF EXISTING BLDGS 1672
 SUBDIVISION Canons add to Orchard Mesa Heights TOTAL SQ. FT. OF EXISTING & PROPOSED 2364
 FILING " _____ BLK _____ LOT 3940.41 NO. OF DWELLING UNITS:
 Before: 2 After: 3 this Construction
 (1) OWNER DAVID W. JENSEN NO. OF BUILDINGS ON PARCEL
 Before: _____ After: 2 this Construction
 (1) ADDRESS 1851 ASPEN ST CITY USE OF EXISTING BUILDINGS _____
 (1) TELEPHONE 970-243-4270 DESCRIPTION OF WORK & INTENDED USE ART
 (2) APPLICANT SAVE TYPE OF HOME PROPOSED:
 (2) ADDRESS _____ Site Built Manufactured Home (UBC)
 (2) TELEPHONE _____ 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 RMF-8 Maximum coverage of lot by structures 70%
 SETBACKS: Front 20' 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 2
 Maximum Height 35' Special Conditions _____
 CENSUS _____ TRAFFIC _____ 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 10-3-00

Department Approval _____ Date _____

Planning Clearance denied -- additional unit does not meet max density of zone.

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>existing structure</u>
Utility Accounting	Date <u>encroaching on property line & setback</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) 10-5-00
 H. Portman

25' ALI

53'

DRIVEWAY

10'

CLOSET

DOOR

DOOR

45'

510" E

CAB BASE

SINK

CAB BASE

TUB

REF

BATH

22' SINK

60' Zine

1851 ASPEN ST

Barbara J. Jensen

ASPEN

10' 9"

ALI

1851