

FEE \$	10.00
TCP \$	0
SIF \$	0

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. 85574



Your Bridge to a Better Community

(al)

BLDG ADDRESS 1675 ASPEN ST SQ. FT. OF PROPOSED BLDGS/ADDITION 1080

TAX SCHEDULE NO. 2945-233-06-026 SQ. FT. OF EXISTING BLDGS HOME - 1716

SUBDIVISION TERRELL^E / ORCHARD MESA HEIGHTS TOTAL SQ. FT. OF EXISTING & PROPOSED 2796

FILING BLK 1 & 2 LOT 1-2-3 NO. OF DWELLING UNITS:

(1) OWNER JOHN ANDERSON Before: 1 After: 1 this Construction

(1) ADDRESS 1675 ASPEN ST - GRAND JCT CO 81503 NO. OF BUILDINGS ON PARCEL

(1) TELEPHONE 245-2365 Before: 1 After: 2 this Construction

(2) APPLICANT John Anderson USE OF EXISTING BUILDINGS HOME

(2) ADDRESS 1675 Aspen ST CO. 81503 DESCRIPTION OF WORK & INTENDED USE 30X36X12 GARAGE STORAGE - STEEL

(2) TELEPHONE 245-2365 TYPE OF HOME PROPOSED:

- Site Built
- Manufactured Home (UBC)
- 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 7090

SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES NO

or _____ from center of ROW, whichever is greater Parking Req'mt 2

Side 3' from PL, Rear 5' from PL Special Conditions _____

Maximum Height 35' 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 [Signature] Date 7-11-02

Department Approval [Signature] Date 7/24/02

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

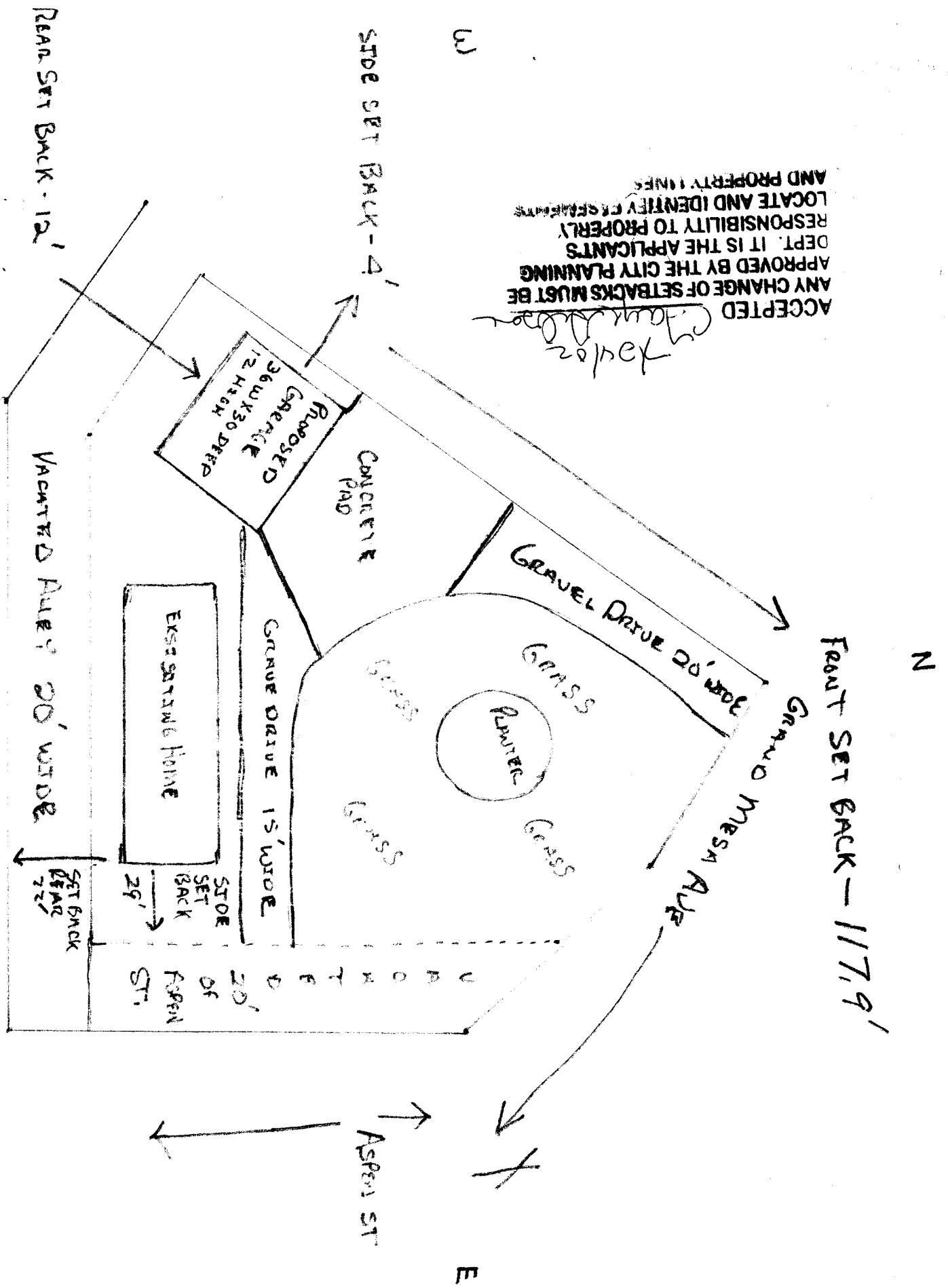
Utility Accounting Marshall Cal Date 7/24/02

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1.c(1) Grand Junction Zoning & Development Code)

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

ACCEPTED
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPT. IT IS THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY FRAGMENTS
AND PROPERTY LINES

Chavez
Chavez



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