

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

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

BLDG PERMIT NO. _____



Your Bridge to a Better Community

BLDG ADDRESS 705 Ash Drive SQ. FT. OF PROPOSED BLDGS/ADDITION 784
 TAX SCHEDULE NO. 2701-353-18-008 SQ. FT. OF EXISTING BLDGS 1200
 SUBDIVISION Sunset Terrace TOTAL SQ. FT. OF EXISTING & PROPOSED 1984
 FILING _____ BLK _____ LOT _____ NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction
 (1) OWNER Jonathan P. + Carol Palmer NO. OF BUILDINGS ON PARCEL
 Before: 2 After: 2 this Construction
 (1) ADDRESS 705 Ash Drive USE OF EXISTING BUILDINGS Home
 (1) TELEPHONE 243-1397 DESCRIPTION OF WORK & INTENDED USE Garage/Storage
 (2) APPLICANT Jonathan P. Palmer TYPE OF HOME PROPOSED:
 (2) ADDRESS 705 Ash Drive Site Built _____ Manufactured Home (UBC)
 (2) TELEPHONE 243-1397 _____ 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 RSF-4 Maximum coverage of lot by structures 50%
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES X NO _____
 or _____ from center of ROW, whichever is greater
 Side 7' from PL, Rear 25' 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 Jonathan P. Palmer Date 9-15-04
 Department Approval C. Fay Hall Date 9/16/04

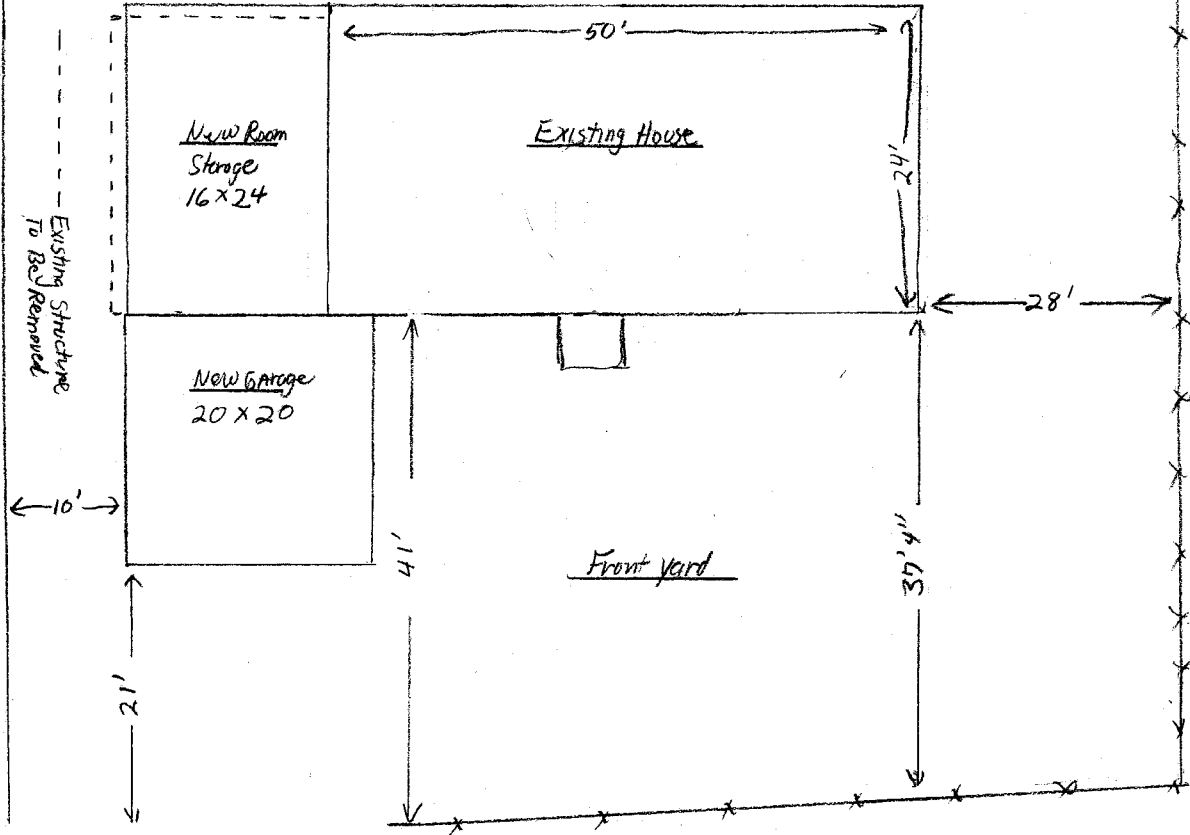
Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No. _____
Utility Accounting <u>D. Orsolt</u>		Date <u>9/16/04</u>	

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

Back yard

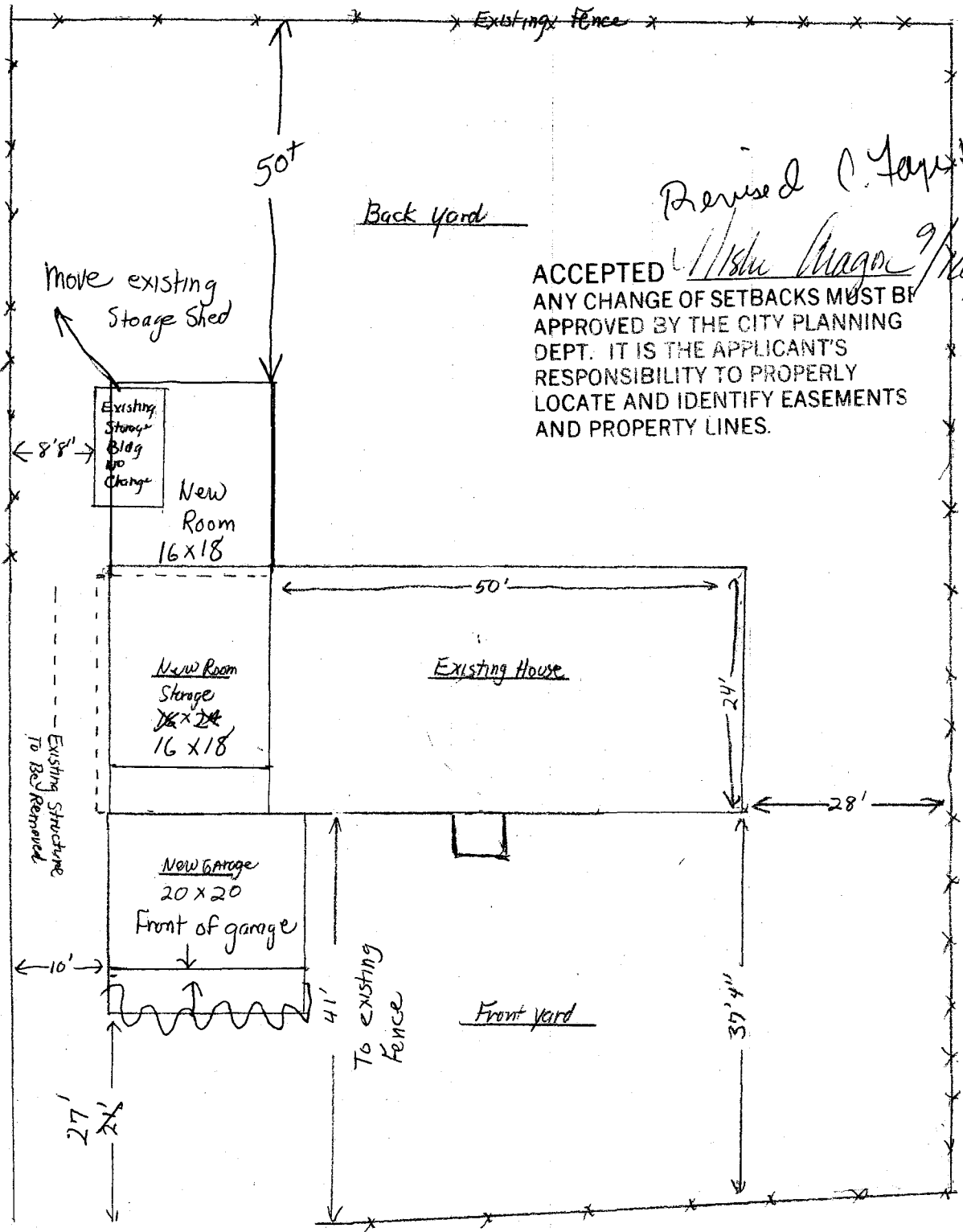
ACCEPTED *Wade Morgan 9/16/07*
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

← 8'8" →
Existing Storage Bldg
w/ Change



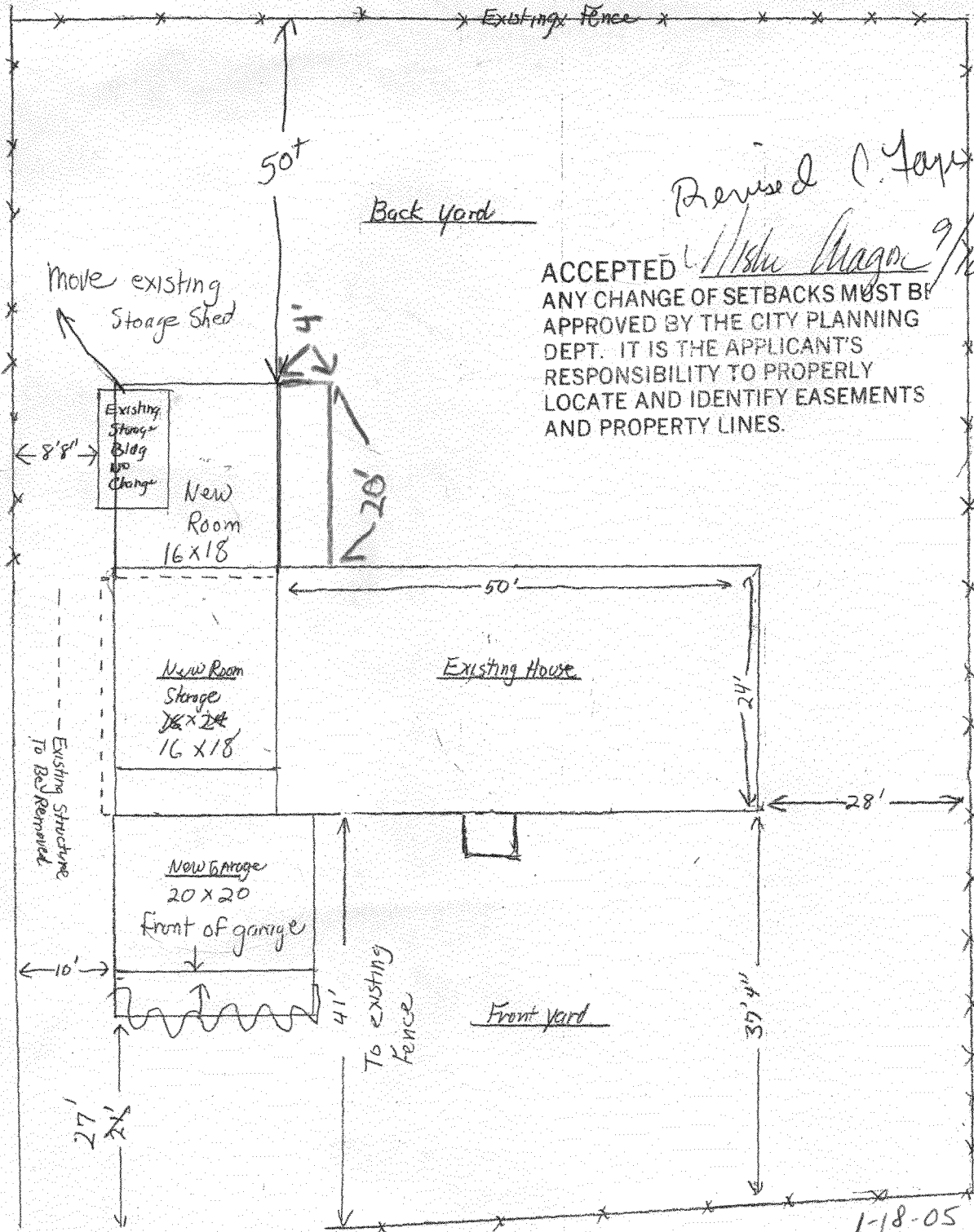
705 Ash Drive → Apx N
Grand Junction, CO 81506
243-1397

Residence of Jonathan + Carol Palmer



705 Ash Drive → Apt N
 Grand Junction, CO 81506
 243-1397

Residence of Jonathan + Carol Palmer



Revised C. Fay Hall 10/21/04
 W. Stu Wagner 9/16/04

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.

1705 Ash Drive → Apx N
 Grand Junction, CO 81506
 243-1397

Residence of Jonathan + Carol Palmer

1-18-05 Gayleen Henderson
 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.