

DATE SUBMITTED 12-10-93

BUILDING PERMIT NO. 47158

FEE \$ 5.00

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

BLDG ADDRESS 2680 Cambridge Rd.

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2230 sqft.

SUBDIVISION CAMBRIDGE

SQ. FT. OF EXISTING BLDG(S) -0-

FILING _____ BLK 1 LOT 17

NO. OF FAMILY UNITS 1

TAX SCHEDULE NO. 2701-351-40-017

NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION -0-

OWNER GARY & DIANE DeRUSH

DESCRIPTION OF WORK AND INTENDED USE:
NEW SINGLE FAMILY RESIDENCE

ADDRESS 2682 Cambridge Rd.

TELEPHONE 241-2335

REQUIRED: Two plot plans showing parking, setbacks to all property lines, and all rights-of-way which abut the parcel.

ZONE RE-2.24

DESIGNATED FLOODPLAIN: YES _____ NO

SETBACKS: Front 20' from property line or _____ from center of ROW, whichever is greater

GEOLOGIC HAZARD: YES _____ NO _____

Side 5' from property line

CENSUS TRACT 10 TRAFFIC ZONE 17

Rear 10' from property line

PARKING REQ'MT _____

Maximum Height _____

SPECIAL CONDITIONS: _____

Maximum coverage of lot by structures _____

Modifications to this Planning Clearance must be approved, in writing, by this Department. The structure approved by this application cannot be occupied until a final inspection has been completed by the Building Department (Section 305, Uniform Building Code).

I hereby acknowledge that I have read this application and the above is correct, and I agree to comply with the requirements above. I understand that failure to comply shall result in legal action.

Department Approval [Signature]

Applicant Signature Gary D. DeRush

Date Approved 12-10-93

Date 12/10/93

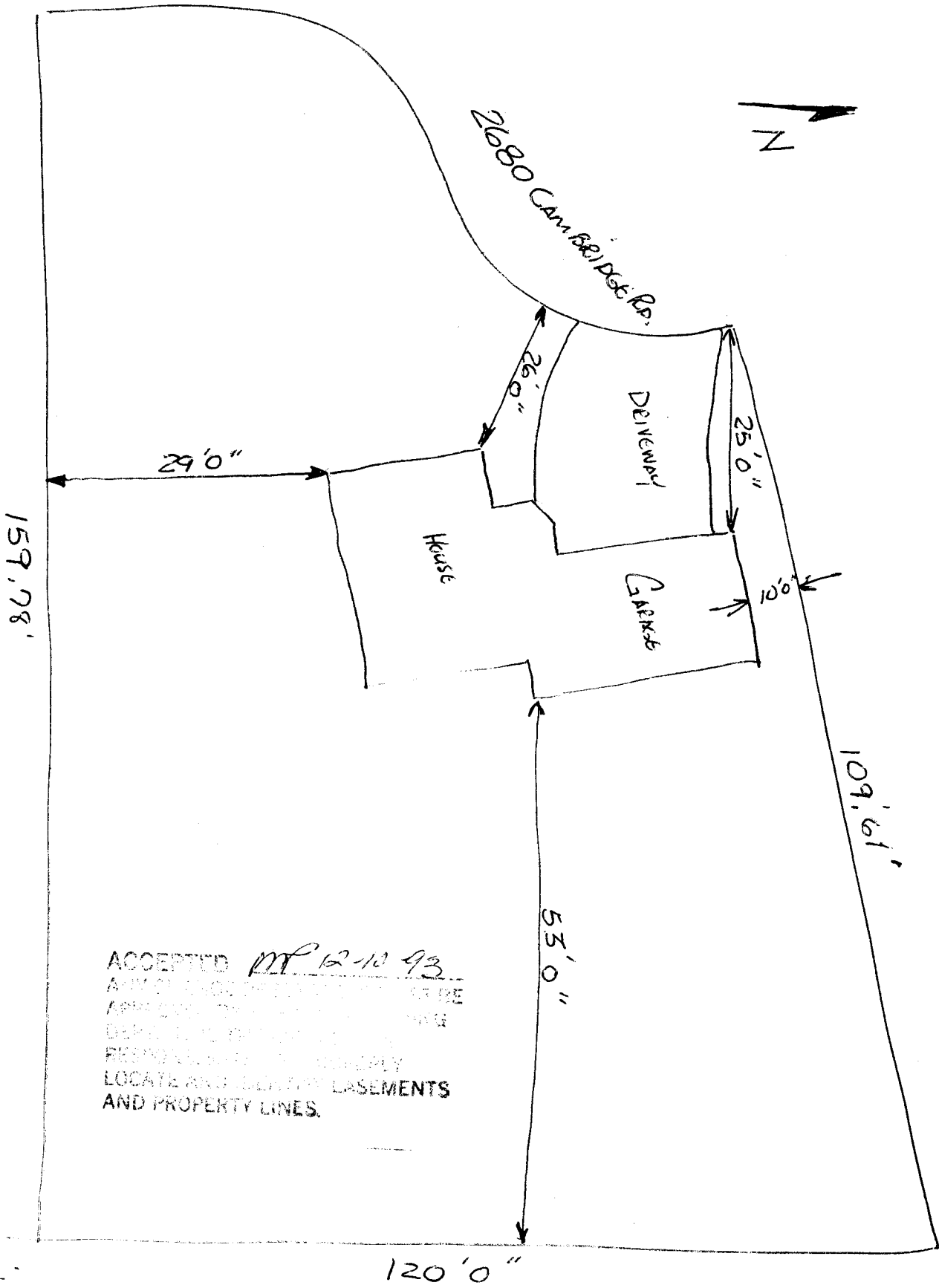
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2D Grand Junction Zoning & Development Code)

(White: Planning)

(Yellow: Customer)

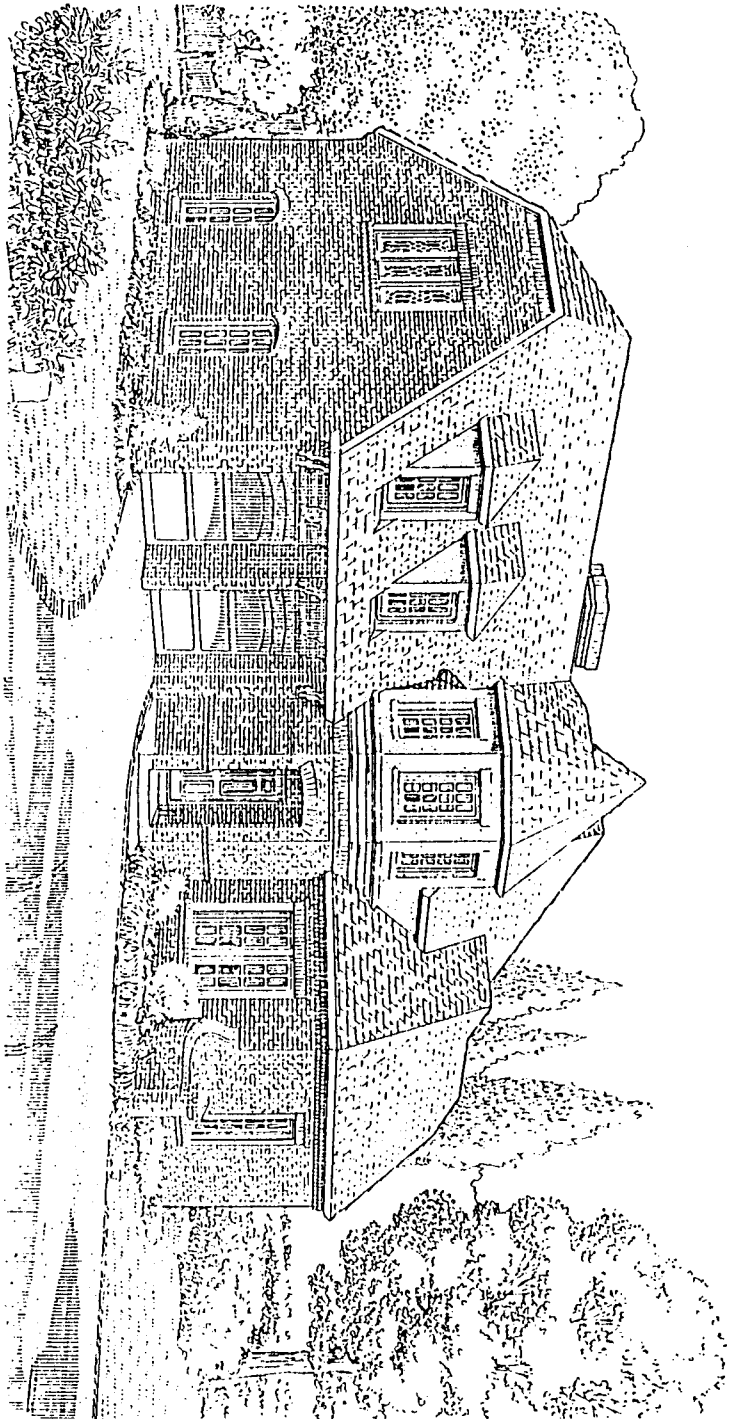
(Pink: Building Department)

CAMBRIDGE RD.



NOTE:
THIS DRAWING IS NOT TO SCALE!

ACCEPTED *MP 12-10-93*
 ANY CHANGE NEED TO BE
 APPROVED BY THE ENGINEER
 BEFORE CONSTRUCTION
 RESPONSIBILITY TO CORRECTLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.



W. J. G. Garnett
2/19/63

WJG

LARRY W. GARNETT & ASSOC., INC.
BUILDING DESIGNERS





DATE SUBMITTED 12-13-93

BUILDING PERMIT NO. 47208
FEE \$ 500

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

BLDG ADDRESS 297 Cedar
SUBDIVISION _____
FILING _____ BLK _____ LOT _____
TAX SCHEDULE NO. 245-252-00-08
OWNER Dev Richert
ADDRESS 297 Cedar
TELEPHONE 243-1428

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 219 sq' Sunroom & 300 sq' porch.
SQ. FT. OF EXISTING BLDG(S) 606 sq'
NO. OF FAMILY UNITS 1
NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION 2
DESCRIPTION OF WORK AND INTENDED USE:
219 sq' Sunroom & 300 sq' covered porch.

REQUIRED: Two plot plans showing parking, setbacks to all property lines, and all rights-of-way which abut the parcel.

ZONE RSF8
SETBACKS: Front 20' from property line or 45' from center of ROW, whichever is greater
Side 5' from property line
Rear 15' from property line
Maximum Height 35'
Maximum coverage of lot by structures 45%

DESIGNATED FLOODPLAIN: YES _____ NO
GEOLOGIC HAZARD: YES _____ NO _____
CENSUS TRACT 13 TRAFFIC ZONE 80
PARKING REQ'MT _____
SPECIAL CONDITIONS: _____

Modifications to this Planning Clearance must be approved, in writing, by this Department. The structure approved by this application cannot be occupied until a final inspection has been completed by the Building Department (Section 305, Uniform Building Code).

I hereby acknowledge that I have read this application and the above is correct, and I agree to comply with the requirements above. I understand that failure to comply shall result in legal action.

Department Approval [Signature]
Date Approved 12-13-93

Applicant Signature [Signature]
Date 12-13-93

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

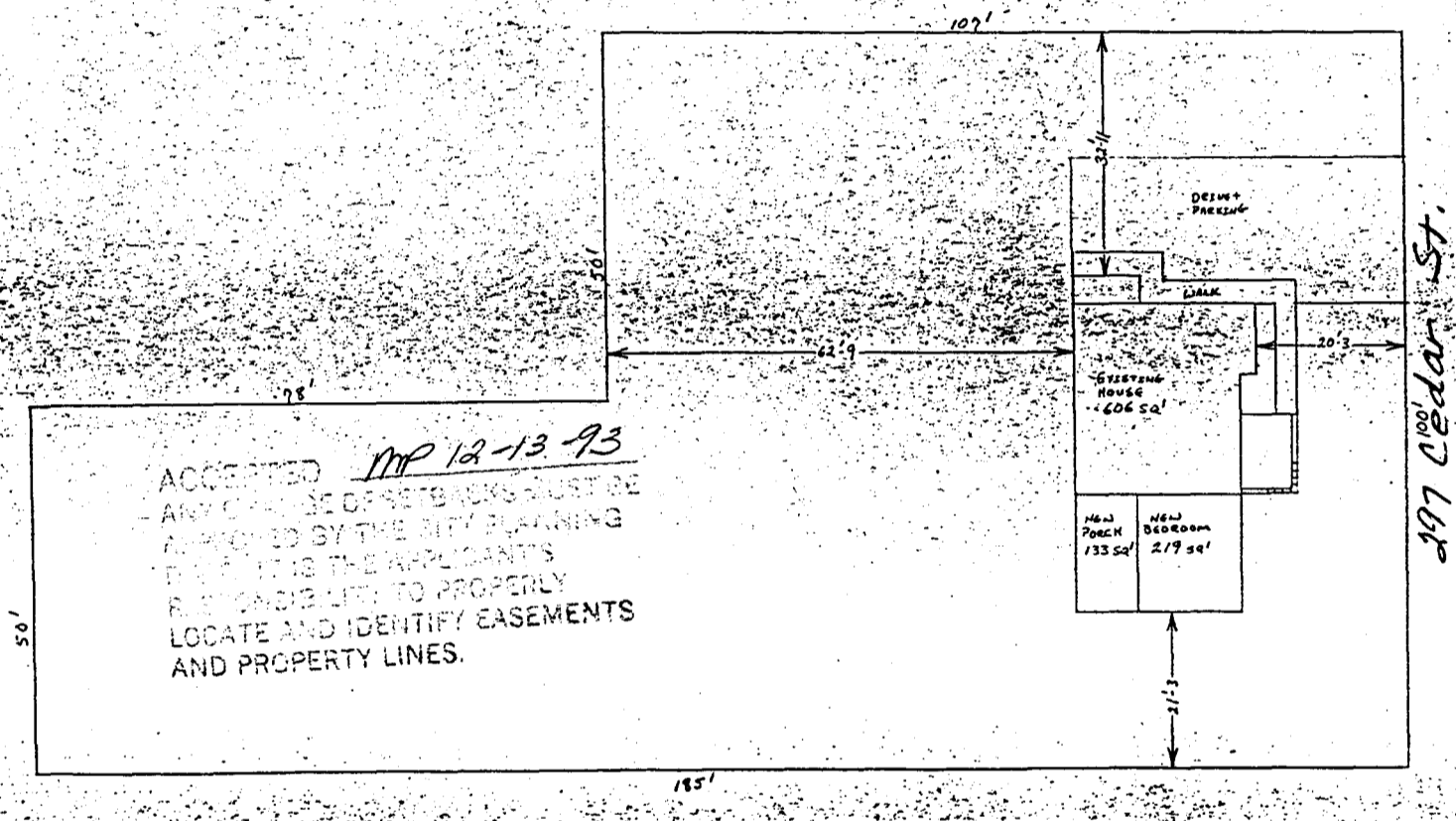
(White: Planning) (Yellow: Customer) (Pink: Building Department)

MESA COUNTY DEVELOPMENT CLEARANCE

IN THE SPACE BELOW PLEASE NEATLY DRAW A SITE PLAN SHOWING THE FOLLOWING:

1. An outline of the PROPERTY LINES with dimensions. []
2. An outline of the PROPOSED STRUCTURE with dotted lines and dimensions of the PROPOSED STRUCTURE. []
3. The DISTANCE from the proposed structure to the front, rear, and side property lines (setbacks). []
4. All EASEMENTS OR RIGHTS-OF-WAYS on the property. []
5. All other STRUCTURES on the property. []
6. All STREETS adjacent to the property and street names. []
7. All existing and proposed DRIVEWAYS. []
8. An arrow indicating NORTH. []
9. Location of existing and/or PROPOSED PARKING and NUMBER OF SPACES. []

ANY OF THE ABOVE INFORMATION THE APPLICANT FAILS TO SHOW ON THE DRAWING WILL RESULT IN A DELAY OF OBTAINING THE BUILDING PERMIT.



BY SIGNING BELOW, THE APPLICANT ACCEPTS THE RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY ALL EASEMENTS, PROPERTY LINES, EXISTING AND PROPOSED STRUCTURES. IT IS FURTHER UNDERSTOOD THAT ANY CHANGE OF SETBACKS MUST BE APPROVED, IN WRITING BY THE PLANNING DIVISION.

APPLICANT'S SIGNATURE: William H. [Signature]

APPROVED BY: _____ DATE: _____
 PLANNING DIVISION STAFF