

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. 2945-252-00-08  
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' screened 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 *Maria Patz*  
Date Approved 12-13-93

Applicant Signature *Dev Richert*  
Date 12-13-93

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

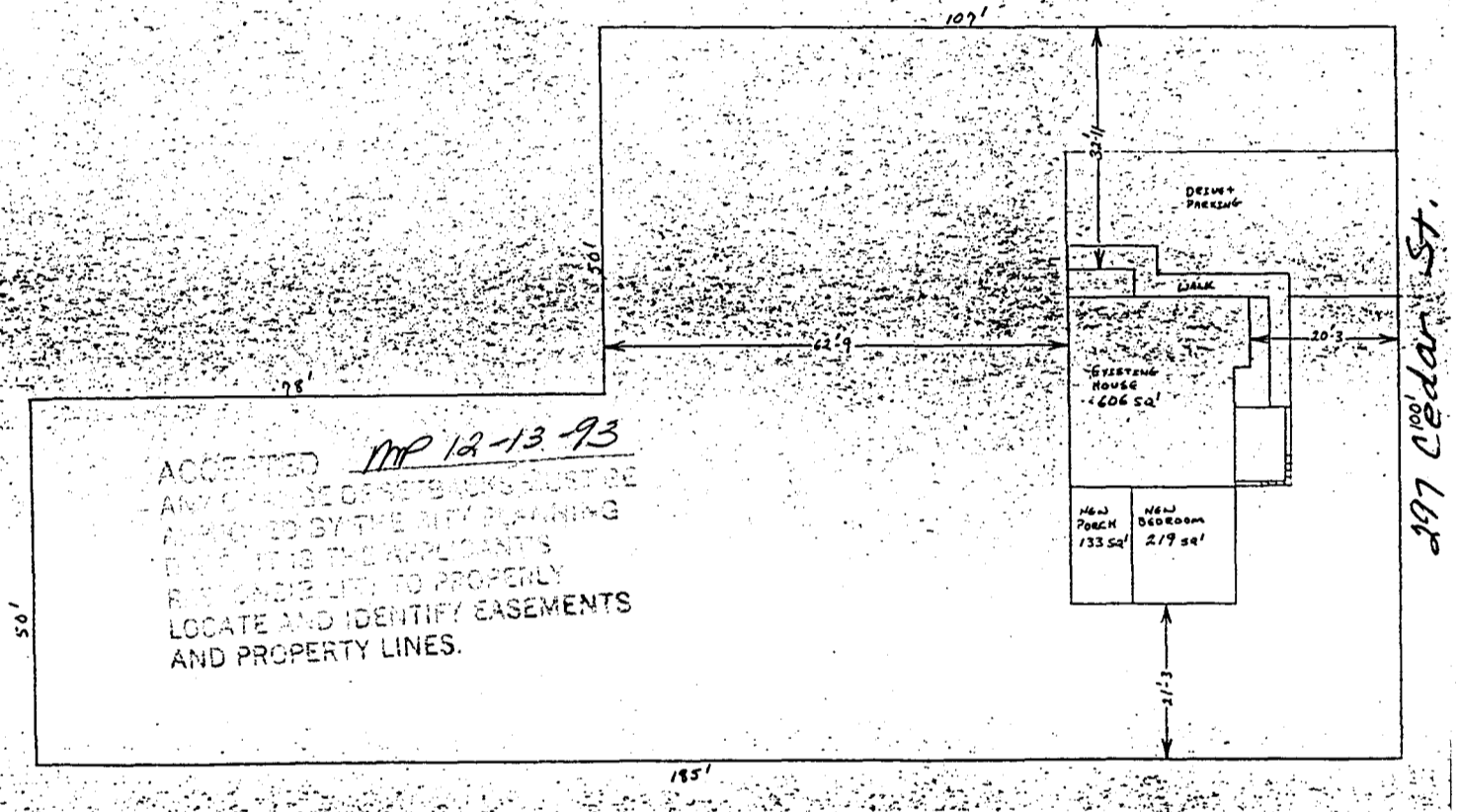
(White: Planning) (Yellow: Customer) (Pink: Building Department)

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