

FEE \$ 5.00

BLDG PERMIT NO. 9944

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



4006-0520-034 THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 290 Cherry Lane TAX SCHEDULE NO. 2945-251-00-020
 SUBDIVISION _____ SQ. FT. OF PROPOSED BLDG(S)/ADDITION _____
 FILING ~~BLK~~ _____ LOT _____ SQ. FT. OF EXISTING BLDG(S) _____
 (1) OWNER Carl Cox or Noreen COX NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 290 Cherry Lane NO. OF BLDGS ON PARCEL
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT Noreen COX USE OF EXISTING BLDGS home
 (2) ADDRESS 290 Same DESCRIPTION OF WORK AND INTENDED USE: _____
 (2) TELEPHONE _____ Cover & enclose porch

REQUIRED: Two (2) plot plans, on 8 1/2" x 11" paper, showing all existing and proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, and all easements and rights-of-way which abut the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE RSF-8 Maximum coverage of lot by structures 35%
 SETBACKS: Front 30' from property line (PL) or _____ Parking Req'mt 2
 _____ from center of ROW, whichever is greater Special Conditions _____
 Side 5' from PL Rear 15' from PL
 Maximum Height 32' CENSUS TRACT 13 TRAFFIC ZONE 80

Modifications to this Planning Clearance must be approved, in writing, by the Director of 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 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 Noreen Cox Date _____
 Department Approval Marcia Pitz Date 9-19-94

Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. N/A - 3/4 fee
 Utility Accounting Millie Fowler Date 9-19-94 no change

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

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

proposed

1/8"

20ft

10ft

10

10

41 1/2 ft

property line

1930

ACCEPTED MP 9-19-97
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.

Not to Scale

290 Cherry Lane