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BLDG PERMIT NO. 60222

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

BLDG ADDRESS 280 Cedar St. TAX SCHEDULE NO: 2945-252-04-020

SUBDIVISION Schmidt SQ. FT. OF PROPOSED BLDG(S)/ADDITION 574

FILING BLK LOT 20 SQ. FT. OF EXISTING BLDG(S) 914

(1) OWNER Gary Lee Worrell NO. OF DWELLING UNITS BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 280 Cedar St. NO. OF BLDGS ON PARCEL BEFORE: 1 AFTER: 2 THIS CONSTRUCTION

(1) TELEPHONE 225-0745 USE OF EXISTING BLDGS home

(2) APPLICANT \_\_\_\_\_ DESCRIPTION OF WORK AND INTENDED USE: \_\_\_\_\_

(2) ADDRESS \_\_\_\_\_

(2) TELEPHONE \_\_\_\_\_ Garage

**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-8 Maximum coverage of lot by structures \_\_\_\_\_

SETBACKS: Front \_\_\_\_\_ from property line (PL) Parking Req'mt \_\_\_\_\_  
 or \_\_\_\_\_ from center of ROW, whichever is greater

Side 3' from PL Rear 3' from PL Special Conditions must be 3' from eave

Maximum Height \_\_\_\_\_

CENSUS 13 TRAFFIC 80 ANN# \_\_\_\_\_

Accessory

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 Gary Worrell Date 6-2-97

Department Approval Marcia Rabidoux Date 6-2-97

Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO  W/O No. 4003-1250-06-7

Utility Accounting Richardson Date 6-2-97

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

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

ACCEPTED MR 6-2-97  
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.

