

FEE \$	10 <sup>00</sup>
TCP \$	0
SIF \$	0



BLDG PERMIT NO. 60717

**PLANNING CLEARANCE**

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

4006-0520-03-4

BLDG ADDRESS 290 Cherry lane TAX SCHEDULE NO. 2945-251-00-020  
 SUBDIVISION \_\_\_\_\_ SQ. FT. OF PROPOSED BLDG(S)/ADDITION 200 sq ft.  
 FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT \_\_\_\_\_ SQ. FT. OF EXISTING BLDG(S) 1100 ± #  
 (1) OWNER Carl Cox NO. OF DWELLING UNITS  
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 290 Cherry lane  
 (1) TELEPHONE 970-243-0921 NO. OF BLDGS ON PARCEL  
 BEFORE: 3 AFTER: 3 THIS CONSTRUCTION  
 (2) APPLICANT Same USE OF EXISTING BLDGS Bathroom Home  
 (2) ADDRESS \_\_\_\_\_ DESCRIPTION OF WORK AND INTENDED USE: Addition  
 (2) TELEPHONE \_\_\_\_\_ to main house for extra bathroom

**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 45%  
 SETBACKS: Front 20' from property line (PL) Parking Req'mt 2  
 or 45' from center of ROW, whichever is greater  
 Side 5 from PL Rear 15 from PL Special Conditions \_\_\_\_\_  
 Maximum Height 32'  
 CENSUS 13 TRAFFIC 80 ANN# \_\_\_\_\_

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 Carl Cox Date 6-16-97  
 Department Approval Antonia Costello Date 6-16-97

Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO  W/O No. No chg in use  
 Utility Accounting Cheryl Cole Date 6/16/97

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)

Cherry Lane  
72'

ACCEPTED SLC 10116-97  
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.

