

FEE \$	10.00
TCP \$	—
SIF \$	—

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

BLDG PERMIT NO. 73941



Your Bridge to a Better Community

5632 - 7496

BLDG ADDRESS 550 Cedar Ave SQ. FT. OF PROPOSED BLDGS/ADDITION 1058  
 TAX SCHEDULE NO. 2945-112-02-005 SQ. FT. OF EXISTING BLDGS 1350  
 SUBDIVISION Pookcliff Park TOTAL SQ. FT. OF EXISTING & PROPOSED 1058 2408  
 FILING \_\_\_\_\_ BLK 2 LOT 12 NO. OF DWELLING UNITS:  
 Before: 1 After: 1 this Construction  
 (1) OWNER John & Roxana Wolcott NO. OF BUILDINGS ON PARCEL  
 Before: 1 After: 1 this Construction  
 (1) ADDRESS 550 Cedar Ave. USE OF EXISTING BUILDINGS Residence  
 (1) TELEPHONE 242-5957 DESCRIPTION OF WORK & INTENDED USE addition, residential  
 (2) APPLICANT John Wolcott TYPE OF HOME PROPOSED:  
 (2) ADDRESS 550 Cedar Ave  Site Built  Manufactured Home (UBC)  
 (2) TELEPHONE 242-5957  Manufactured Home (HUD)  
 Other (please specify) \_\_\_\_\_

**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-5 Maximum coverage of lot by structures 35%  
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES  NO   
 or 45' from center of ROW, whichever is greater  
 Side 5' from PL, Rear 25' from PL Parking Req'mt 2  
 Maximum Height 32' Special Conditions \_\_\_\_\_  
 CENSUS 6 TRAFFIC 28 ANN# \_\_\_\_\_

Modifications to this Planning Clearance must be approved, in writing, by 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, if applicable, 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 [Signature] **CMC** Date 2/15/2000  
 Department Approval [Signature] Date 2/15/2000

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>No Chym Use</u>
Utility Accounting	<u>Marshall Code</u>		Date <u>2/15/00</u>

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)

550 CEDAR AVENUE, GRAND JUNCTION, COLORADO

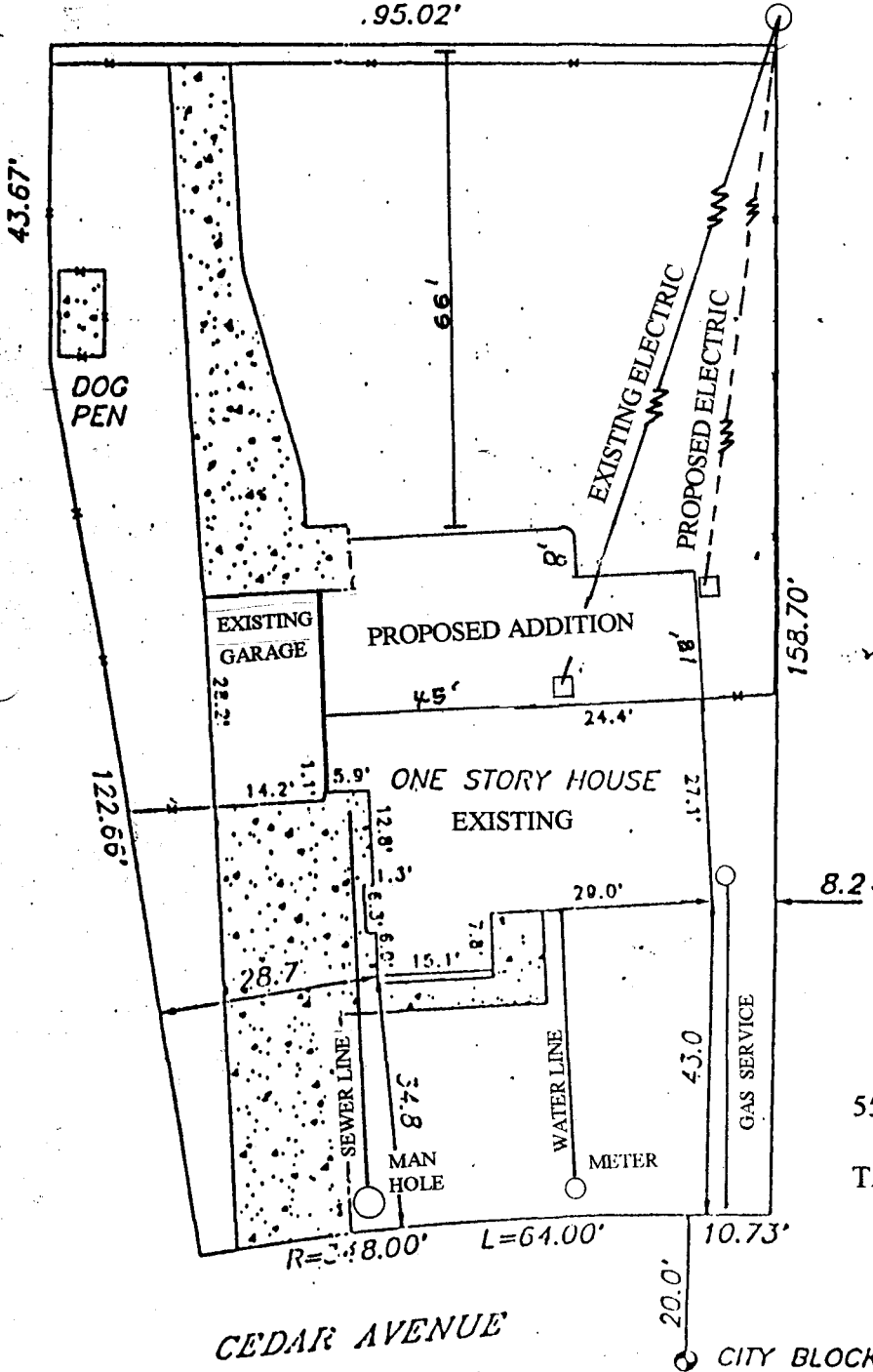
LOT 12, BLOCK 2, BOOKCLIFF PARK, MESA COUNTY, COLORADO

SETBACK & SIDEYARD DISTANCES ARE PLUS OR MINUS ONE FOOT.

BOOKCLIFF AVENUE

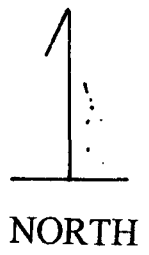
.95.02'

SET BACKS: 25' FRONT & REAR 5' SIDES



*1/18/10*

ACCEPTED  
 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.



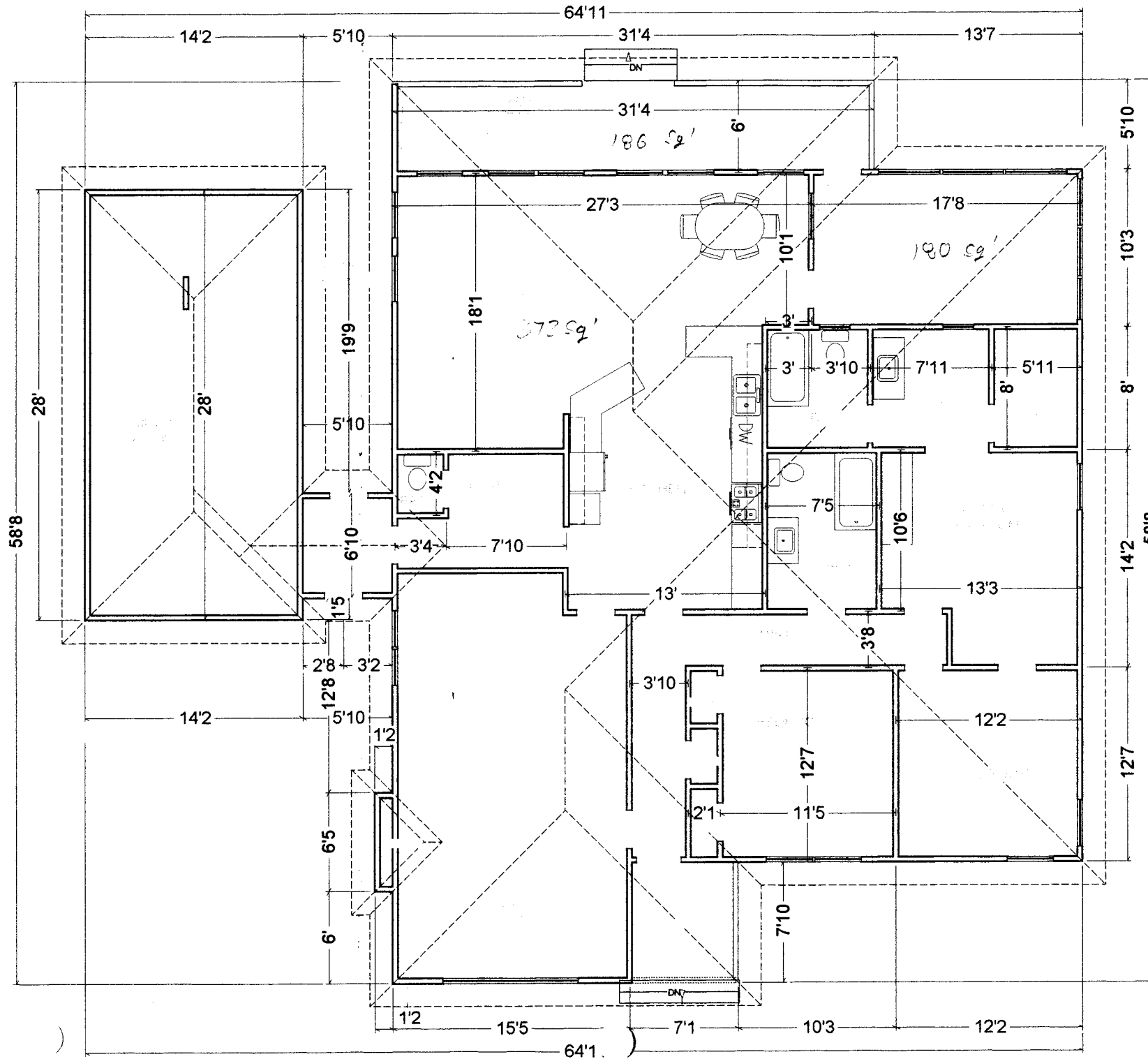
550 CEDAR AVENUE

TAX PARCEL NO. 2945-112-02-005

CEDAR AVENUE

CITY BLOCK MONUMENT

550 CEDAR AVE



PROPOSED ADDITION

ACCEPTED *y/lsu 2/15/00*  
ANY CHANGE TO TRACKS MUST BE  
APPROVED BY PLANNING  
DEPT. IT IS THE OWNER'S  
RESPONSIBILITY TO PROPERLY  
LOCATE AND VERIFY EASEMENTS  
AND PROPERTY LINES.