

FEE \$	5.00
TCP \$	—
SIF \$	—

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

BLDG PERMIT NO. 73549



BR

Your Bridge to a Better Community

BLDG ADDRESS 320 Cedar Ct. SQ. FT. OF PROPOSED BLDGS/ADDITION \_\_\_\_\_

TAX SCHEDULE NO. 2945-112-10-002 SQ. FT. OF EXISTING BLDGS \_\_\_\_\_

SUBDIVISION \_\_\_\_\_ TOTAL SQ. FT. OF EXISTING & PROPOSED \_\_\_\_\_

FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT \_\_\_\_\_

NO. OF DWELLING UNITS:  
 Before: 1 After: 1 this Construction

NO. OF BUILDINGS ON PARCEL  
 Before: 1 After: 1 this Construction

(1) OWNER Ron Taylor

(1) ADDRESS 320 Cedar Ct.

(1) TELEPHONE 243-8911

(2) APPLICANT Centennial Const.

(2) ADDRESS 1520 Ptarmigan Ct. N.

(2) TELEPHONE 242-7198

USE OF EXISTING BUILDINGS \_\_\_\_\_

DESCRIPTION OF WORK & INTENDED USE bath remodel

TYPE OF HOME PROPOSED:  
 Site Built  Manufactured Home (UBC)  
 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 4 Maximum coverage of lot by structures \_\_\_\_\_

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

Side \_\_\_\_\_ from PL, Rear \_\_\_\_\_ from PL

Permanent Foundation Required: YES \_\_\_\_\_ NO \_\_\_\_\_

Parking Req'mt \_\_\_\_\_

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

Special Conditions bath Remodel only!

CENSUS \_\_\_\_\_ TRAFFIC \_\_\_\_\_ 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).

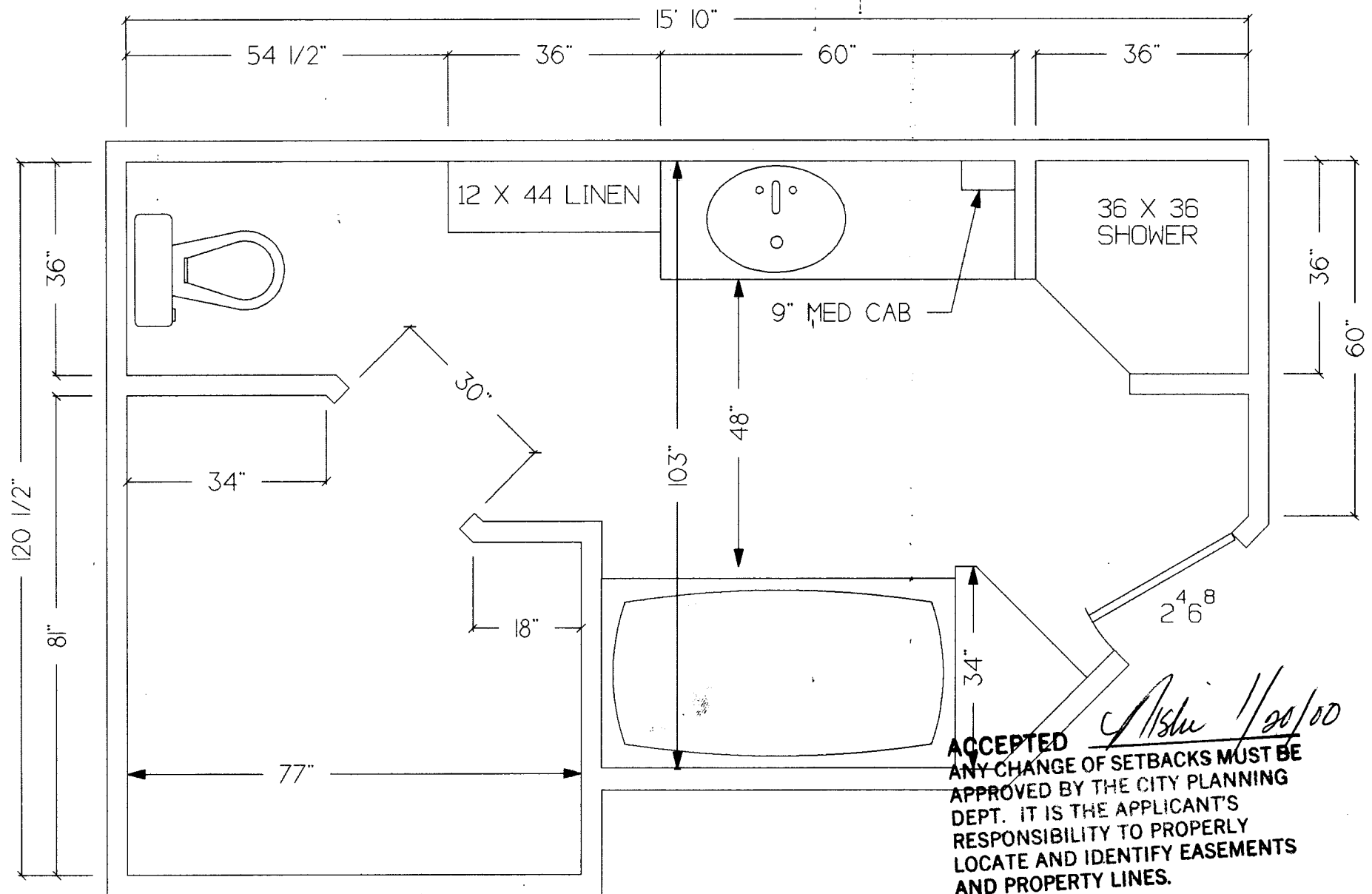
Applicant Signature Mark H. Blum Date 1-20-00

Department Approval Walter Wagner Date 1-20-00

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>No Change</u>
Utility Accounting	<u>Ch Cole</u>	Date	<u>1/20/00</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)



**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.

*Alster 1/20/00*

REMODELED BATH  
 & CLOSET

*320 Cedar Ct*