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

BLDG PERMIT NO. 78736



Your Bridge to a Better Community

BLDG ADDRESS 1301 Cedar SQ. FT. OF PROPOSED BLDGS/ADDITION 225
 TAX SCHEDULE NO. 2945-127-02-001 SQ. FT. OF EXISTING BLDGS ~~225~~ 975
 SUBDIVISION Smith Add. TOTAL SQ. FT. OF EXISTING & PROPOSED 225
 FILING _____ BLK 3 LOT 1
 NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction
 NO. OF BUILDINGS ON PARCEL
 Before: 2 After: 2 this Construction
 (1) OWNER Elsie Mazza
 (1) ADDRESS 1301 Cedar USE OF EXISTING BUILDINGS Bedroom
 (1) TELEPHONE _____ DESCRIPTION OF WORK & INTENDED USE Enclose Patio
 (2) APPLICANT Ben Reiner TYPE OF HOME PROPOSED:
 (2) ADDRESS 2719 Eden Ct. Site Built _____ Manufactured Home (UBC)
 (2) TELEPHONE 241-7903 _____ 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 RMF-8 Maximum coverage of lot by structures 7090
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES NO _____
 or _____ from center of ROW, whichever is greater
 Side 5' from PL, Rear 10' from PL Parking Req'mt _____
 Maximum Height 35' 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 Ben Reiner Date _____
 Department Approval Alisha Aragon Date 2/20/01

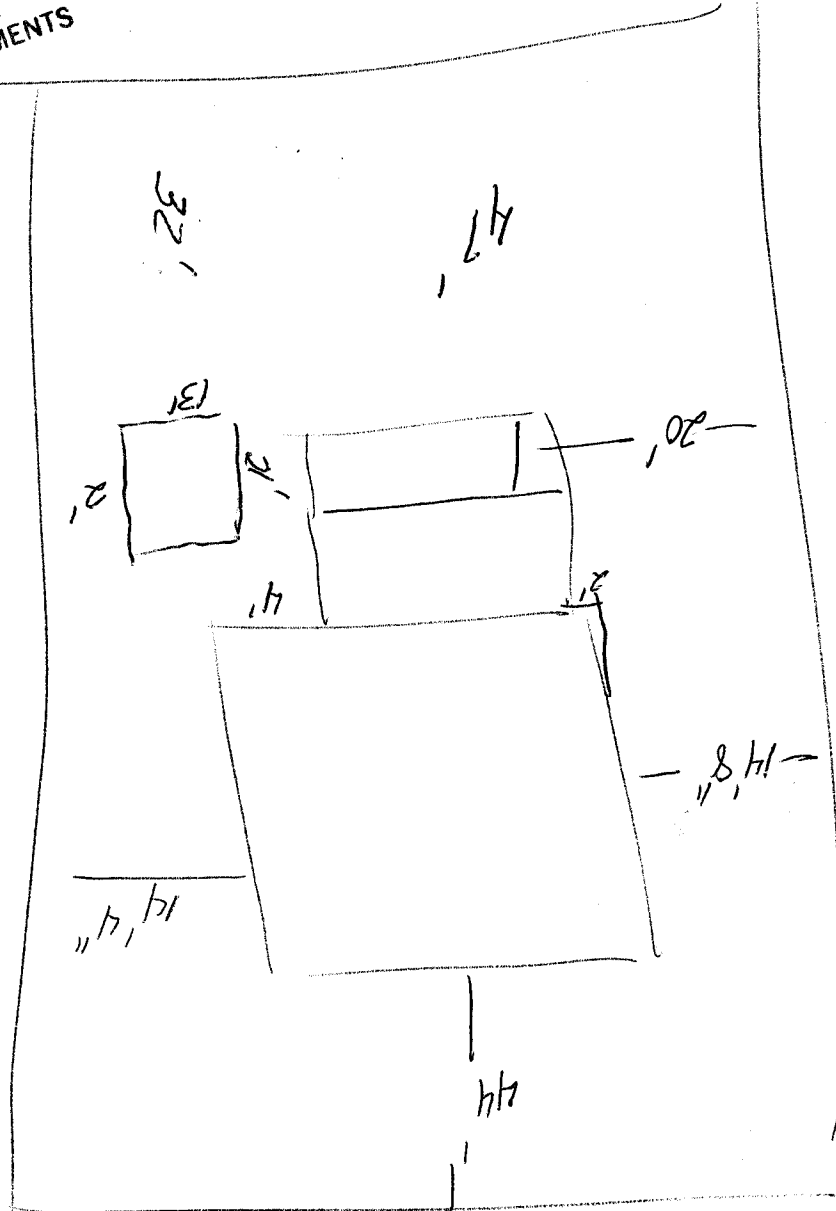
Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No <u>asphy in use</u>
Utility Accounting	<u>Marshall Cab</u>	Date	<u>2/20/01</u>

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)

Misha Magon 2/20/01

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.

Not to Scale



1301 Cedar