

FEE \$ 10.00
TCP \$ 0
SIF \$ 0

PLANNING CLEARANCE

BLDG PERMIT NO. 83653

(Single Family Residential and Accessory Structures)
Community Development Department



Your Bridge to a Better Community

35783-9651
 BLDG ADDRESS 2672 Cambridge Rd SA. FT. OF PROPOSED BLDGS/ADDITION 375
 TAX SCHEDULE NO. 2701-351-40-013 SQ. FT. OF EXISTING BLDGS 2200
 SUBDIVISION Cambridge TOTAL SQ. FT. OF EXISTING & PROPOSED 2575
 FILING _____ BLK 1 LOT 13 NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction
 (1) OWNER Kenneth & Barbara Reish NO. OF BUILDINGS ON PARCEL
 Before: 1 After: 1 this Construction
 (1) ADDRESS 2672 Cambridge USE OF EXISTING BUILDINGS Home
 (1) TELEPHONE 263-4462 DESCRIPTION OF WORK & INTENDED USE Sun room
 (2) APPLICANT Home Masters Inc TYPE OF HOME PROPOSED:
 (2) ADDRESS 1984 M Rd _____ Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 (2) TELEPHONE 858-3370 Other (please specify) Sun room addition

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 PD Maximum coverage of lot by structures _____
 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 _____ Special Conditions also required
 CENSUS _____ TRAFFIC _____ ANNEX# _____

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 Mitchell D. Paul Date 3/18/02
 Department Approval C. Taylor Jensen Date 3/18/02

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No
Utility Accounting	<u>Dottie Kanover</u>	Date	<u>3-18-02</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1.c(1) Grand Junction Zoning & Development Code)

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

108'

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

4/3/18/10
Clare Wilson

29'6"

25'

New
Patio
Room

14'6" 16'

15'4"

22'6"

12'

28'3"

Existing
House

Garage

7'11"

2'

114'

Cambridge Rd

106'

