

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

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

BLDG PERMIT NO. 83433



Your Bridge to a Better Community

BLDG ADDRESS 288 CEDAR ST.  
 TAX SCHEDULE NO. 2945-252-04-014  
 SUBDIVISION Schmidt  
 FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT 110  
 (1) OWNER HOWARD JENSEN  
 (1) ADDRESS 288 CEDAR ST  
 (1) TELEPHONE 241-1342  
 (2) APPLICANT HOWARD JENSEN  
 (2) ADDRESS 288 CEDAR ST.  
 (2) TELEPHONE 245-7932

SQ. FT. OF PROPOSED BLDGS/ADDITION 384' STORAGE 720 CARPORT  
 SQ. FT. OF EXISTING BLDGS 2072  
 TOTAL SQ. FT. OF EXISTING & PROPOSED 3158

NO. OF DWELLING UNITS:  
 Before: 1 After: 1 this Construction  
 NO. OF BUILDINGS ON PARCEL  
 Before: 2 After: 2 this Construction

USE OF EXISTING BUILDINGS HOME & GARAGE

DESCRIPTION OF WORK & INTENDED USE \_\_\_\_\_

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 Rmf-8  
 SETBACKS: Front 25' from property line (PL)  
 or \_\_\_\_\_ from center of ROW, whichever is greater  
 Side 3' from PL, Rear 5' from PL  
 Maximum Height 35'

Maximum coverage of lot by structures 70%  
 Permanent Foundation Required: YES \_\_\_\_\_ NO   
 Parking Req'mt 2  
 Special Conditions \_\_\_\_\_  
 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 Howard Jensen Date 2-28-02  
 Department Approval Clayton Date 2/28/02

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting	<u>T. Benseley</u>		Date <u>2/28/02</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)

CEDAR ST.

DITCH  
PRI.

FRONT PROP. LINE

NORTH PROP. LINE



GRAVEL DRIVE CARPORT  
GRAVEL DRIVE

56'

42'

HOUSE

12'  
24'

16'

PATIO

12'

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.

2/28/02  
C. Faye Dusen

FACE ON SOUTH PROP. LINE

Door

24'

CHARGE

12'  
28'

10' Door

38'

CARPORT

24'

STORAGE

12'

32'

8' EASEMENT  
ON OUR EAST  
END OF PROP.

DITCH  
PRI.