

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

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

BLDG PERMIT NO. 852103



Your Bridge to a Better Community

BLDG ADDRESS 570 CEDAR AVE SQ. FT. OF PROPOSED BLDGS/ADDITION 864

TAX SCHEDULE NO. 2945-112-02-002 SQ. FT. OF EXISTING BLDGS \_\_\_\_\_

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

FILING \_\_\_\_\_ BLK 2 LOT 14 NO. OF DWELLING UNITS:  
 Before: 1 After: 1 this Construction

(1) OWNER SHAWN V. COOPER NO. OF BUILDINGS ON PARCEL  
 Before: 1 After: 2 this Construction

(1) ADDRESS 570 CEDAR AVE USE OF EXISTING BUILDINGS 5F. RESIDENTIAL

(1) TELEPHONE 970 256 7636 DESCRIPTION OF WORK & INTENDED USE JUN 2007 TR GARAGE STORAGE

(2) APPLICANT SHAWN COOPER TYPE OF HOME PROPOSED:  
 \_\_\_\_\_ Site Built \_\_\_\_\_ Manufactured Home (UBC)  
 \_\_\_\_\_ Manufactured Home (HUD)  
1 Other (please specify) GARAGE

(2) ADDRESS 570 CEDAR AVE

(2) TELEPHONE 970 256 7636

**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-5 Maximum coverage of lot by structures 60%

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 25' from PL Parking Req'mt 2

Maximum Height 35' Special Conditions \_\_\_\_\_

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 Shawn V. Cooper Date 6/24/02

Department Approval Cheryl Johnson Date 6/25/02

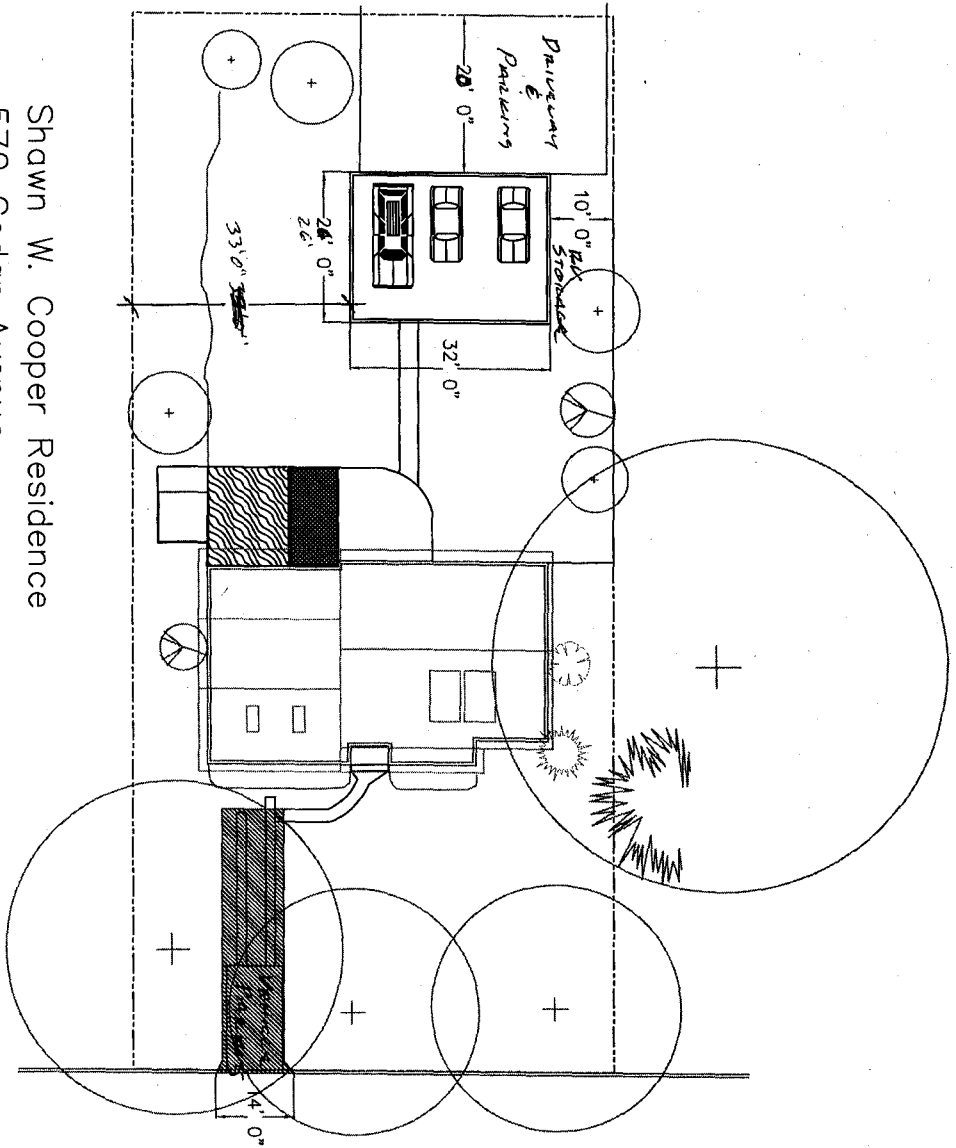
Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting	<u>Cheryl Johnson</u>	Date	<u>6/25/02</u>

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)

Bookcliff Avenue

Shawn W. Cooper Residence  
570 Cedar Avenue  
Grand Junction



Cedar Avenue

6/25/02

*C. Taylor Gibson*

ACCEPTED  
ANY CHANGE OF SETBACKS MUST BE  
APPROVED BY THE CITY PLANNING  
DEPARTMENT. THE APPLICANT'S  
RESPONSIBILITY TO PROPERLY  
LOCATE AND IDENTIFY EASEMENTS  
AND PROPERTY LINES