

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

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

BLDG PERMIT NO. 90405



Your Bridge to a Better Community

BLDG ADDRESS 288 Cedar St. SQ. FT. OF PROPOSED BLDGS/ADDITION 85 sq ft.
 TAX SCHEDULE NO. 2945-252-04-016 SQ. FT. OF EXISTING BLDGS 1308 sq ft.
 SUBDIVISION Schmidt Sub TOTAL SQ. FT. OF EXISTING & PROPOSED 1393 sq ft.
 FILING _____ BLK _____ LOT 16 NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction
 (1) OWNER Howard Jensen NO. OF BUILDINGS ON PARCEL
 Before: 2 After: 2 this Construction
 (1) ADDRESS 288 Cedar St. USE OF EXISTING BUILDINGS _____
 (1) TELEPHONE 245 7932 DESCRIPTION OF WORK & INTENDED USE new bathroom
 (2) APPLICANT Howard Jensen TYPE OF HOME PROPOSED:
 (2) ADDRESS 288 Cedar St _____ Site Built _____ Manufactured Home (UBC)
 (2) TELEPHONE 245-7932 _____ 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 70%
 SETBACKS: Front 20' 25" from property line (PL) Permanent Foundation Required: YES NO _____
 or _____ from center of ROW, whichever is greater
 Side 5' 3" from PL, Rear 10' 5" from PL Parking Req'mt 2
 Maximum Height 35' 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).

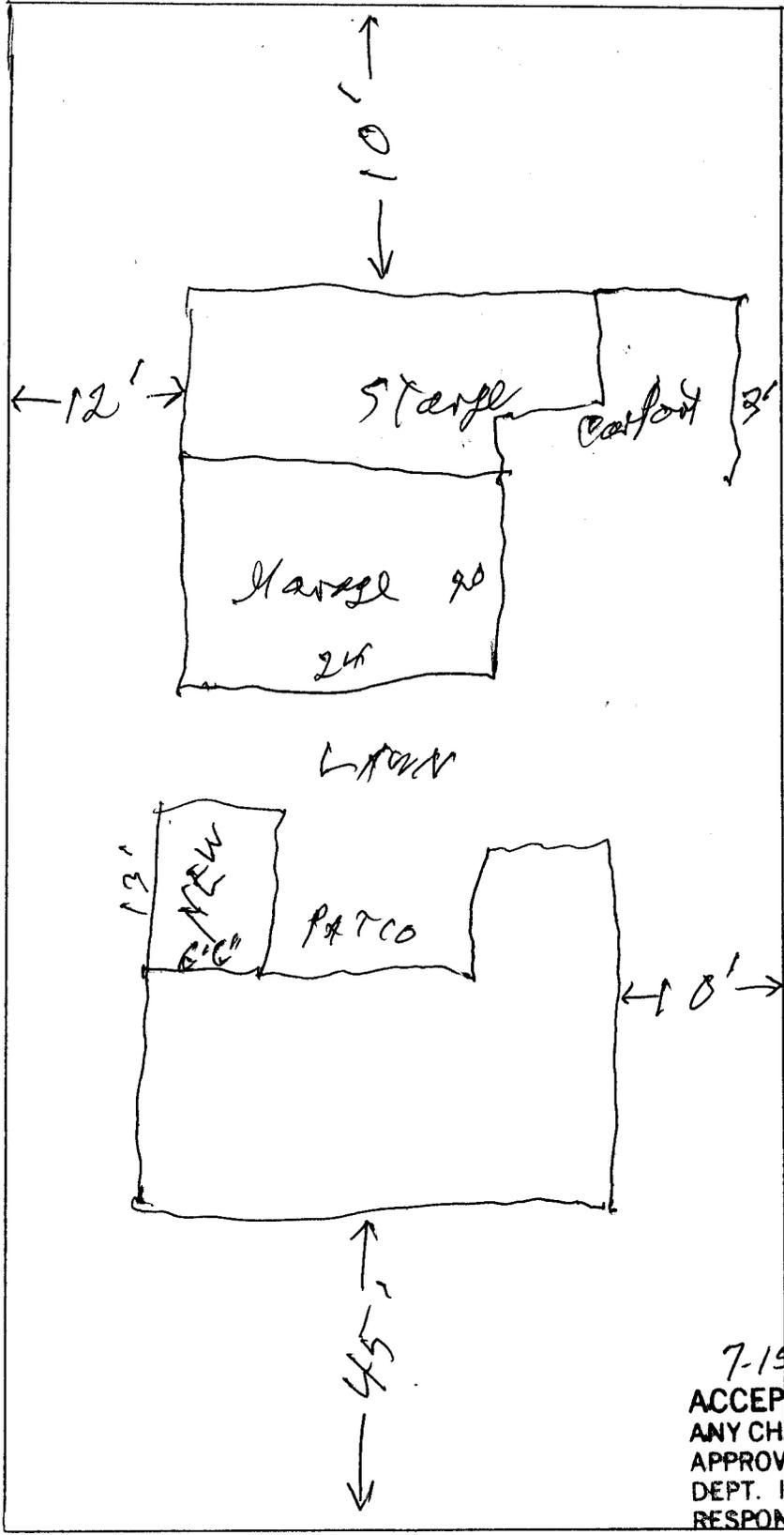
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature Howard Jensen Date 7-15-03
 Department Approval Hayleen Henderson Date 7-15-03

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting	<u>Ch Marshall Cal</u>		Date <u>7/15/03</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)



N ↑

NORTH ↑

150'

10'

← 12' →

45'

← 10' →

75'
CHADAR ST

7-15-03 *Gayleen Henderson*
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.