

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

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

BLDG PERMIT NO. _____



11451-7109
 Building Address 1309 Cedar Avenue
 Parcel No. 2945-122-02-002
 Subdivision Adm Smith Add
 Filing _____ Block 3 Lot 2

No. of Existing Bldgs 1 Proposed 1
 Sq. Ft. of Existing Bldgs 1440 Proposed 1440
 Sq. Ft. of Lot / Parcel 7500
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 3057

OWNER INFORMATION:

Name Lynda Ball
 Address 1309 Cedar Ave.
 City / State / Zip Grand Junction Co 81501

DESCRIPTION OF WORK & INTENDED USE:

- New Single Family Home (*check type below)
- Interior Remodel Addition
- Other (please specify): garage & storage w/ bathroom

***TYPE OF HOME PROPOSED:**

- Site Built Manufactured Home (UBC)
- Manufactured Home (HUD)
- Other (please specify): _____

APPLICANT INFORMATION:

Name Jeff Brock
 Address 1309 Cedar Ave.
 City / State / Zip Grand Junction Co 81501
 Telephone (970) 640 2462

NOTES: erickson
EQ
OK

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 25' from property line (PL) Permanent Foundation Required: YES X NO _____
 Side 3' from PL Rear 5' from PL Parking Requirement 2
 Maximum Height of Structure(s) 35' Special Conditions _____
 Voting District _____ Driveway Location Approval _____
 (Engineer's Initials)

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).

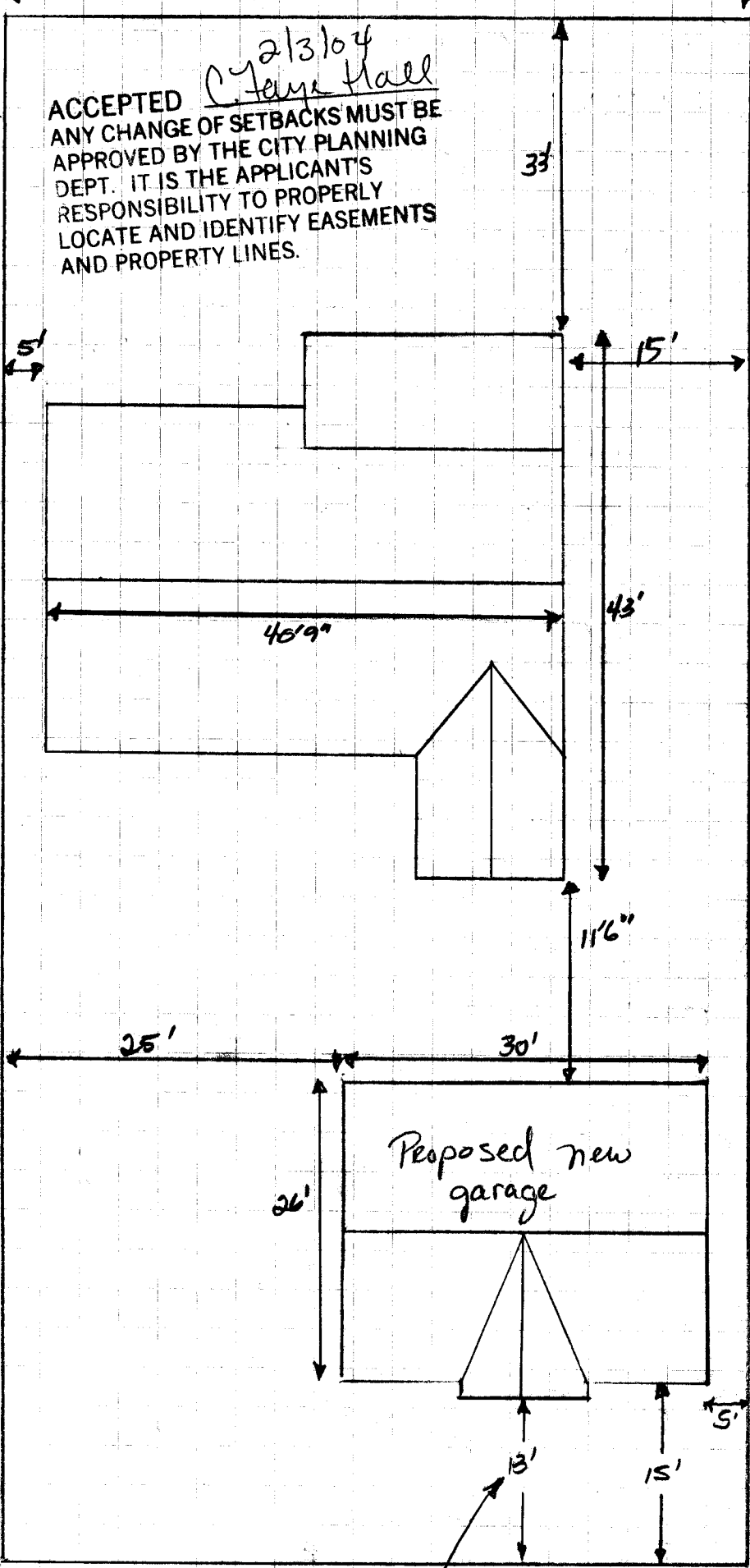
Applicant Signature Jeff Brock Date 2/2/04
 Department Approval Cheryl Hall Date 2/3/04

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>Garage/Storage</u>
Utility Accounting <u>OK</u>	Date <u>2/3/04</u>		<u>Back room</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

← CEDAR AVE 60' →

ACCEPTED *C. 2/3/04*
C. Terry Hall
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.



second floor only