

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

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO. _____

35632-7496

Building Address 550 Cedar Ave

No. of Existing Bldgs 1 No. Proposed 1

Parcel No. 2945-112-02-005

Sq. Ft. of Existing Bldgs 2500 Sq. Ft. Proposed 624

Subdivision Book Cliff Park

Sq. Ft. of Lot / Parcel 322 Ac

Filing _____ Block 2 Lot 12

Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 3200

Height of Proposed Structure 15'

OWNER INFORMATION:

Name John & Roxana Wolcott

DESCRIPTION OF WORK & INTENDED USE:

Address 550 Cedar Ave

- New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): Garage, Detached

City / State / Zip BJ 81501

APPLICANT INFORMATION:

Name John Wolcott

***TYPE OF HOME PROPOSED:**

Address Same

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

City / State / Zip _____

NOTES: _____

Telephone 242-5957

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 about 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'/25' from property line (PL)

Permanent Foundation Required: YES NO

Side 5'/3' from PL Rear 25'/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 [Signature] Date 2-9-05

Department Approval [Signature] Date 2-9-05

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting <u>[Signature]</u>	Date <u>2/9/05</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)

550 CEDAR AVENUE, GRAND JUNCTION, COLORADO

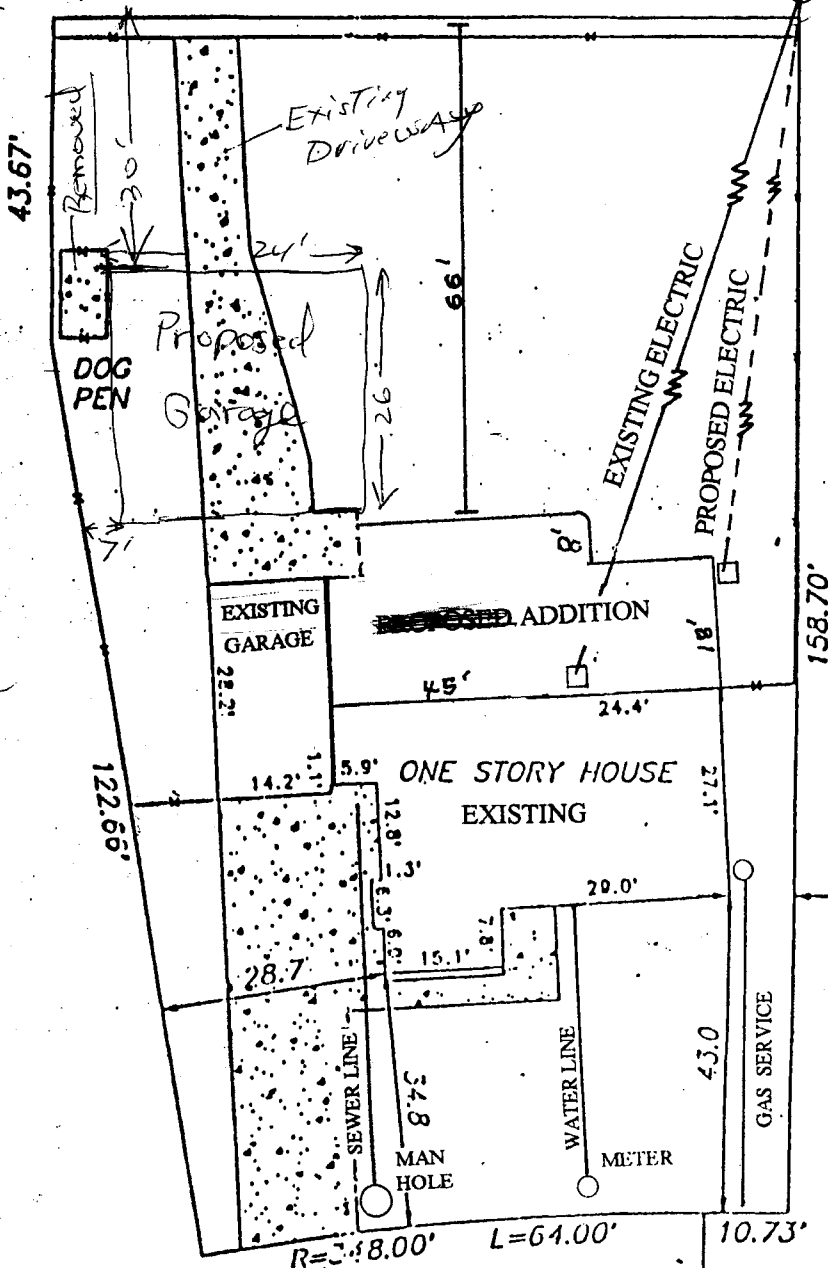
LOT 12, BLOCK 2, BOOKCLIFF PARK, MESA COUNTY, COLORADO

SETBACK & SIDEYARD DISTANCES ARE PLUS OR MINUS ONE FOOT.

BOOKCLIFF AVENUE

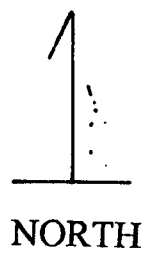
.95.02'

SET BACKS: 25' FRONT & REAR 5' SIDES



1/18/00

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.



550 CEDAR AVENUE
 TAX PARCEL NO. 2945-112-02-005

CEDAR AVENUE

CITY BLOCK MONUMENT

2-9-05 *Gayleen Henderson*

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