

FEE \$ <u>10.⁰⁰</u>
TCP \$
SIF \$

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

BLDG PERMIT NO. 356032-7496

Building Address 550 CEDAR AVE
 Parcel No. 2945-112-02-005
 Subdivision BOOKCLIFF PARK
 Filing _____ Block 2 Lot 12

No. of Existing Bldgs 2 No. Proposed ADD.
 Sq. Ft. of Existing Bldgs 3040 Sq. Ft. Proposed 600
 Sq. Ft. of Lot / Parcel 12,480
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 3640
 Height of Proposed Structure 13ft.

OWNER INFORMATION:

Name JOHN WOLCOTT
 Address 550 CEDAR AVE
 City / State / Zip GRAND JCT., CO

DESCRIPTION OF WORK & INTENDED USE:
 New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): _____

APPLICANT INFORMATION:

Name John Wolcott
 Address 550 Cedar Ave.
 City / State / Zip Grand Junction CO 81501
 Telephone 970-260-6532

*TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): carport

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 R-5 Maximum coverage of lot by structures 60%
 SETBACKS: Front 20 from property line (PL) Permanent Foundation Required: YES 1 NO _____
 Side 5 from PL Rear 25 from PL Parking Requirement 2
 Maximum Height of Structure(s) 35' Special Conditions _____
 Voting District B 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).

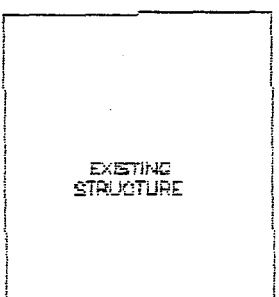
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature John B. Wolcott Date 9-20-07
 Department Approval [Signature] Date 9/20/07

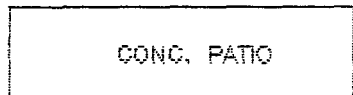
Additional water and/or sewer tap fees are required:	YES	NO	<input checked="" type="checkbox"/> W/O No. <u>NO CHANGE</u>
Utility Accounting <u>[Signature]</u>	Date <u>9-20-07</u>		

9/20/07

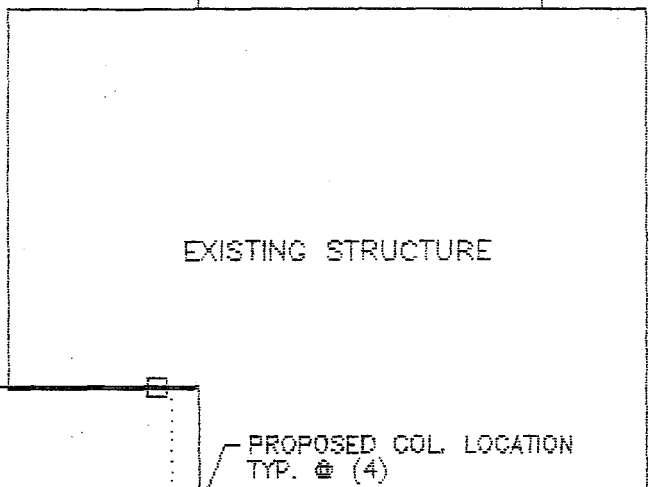
ALL SALES MUST BE
PLANNED
WANTED
PROPERTY



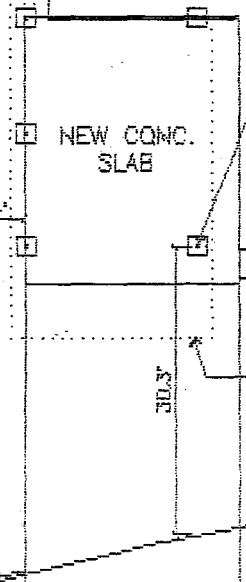
EXISTING
STRUCTURE



CONC. PATIO



EXISTING STRUCTURE



NEW CONC.
SLAB

5.4'

3.0'

PROPOSED COL. LOCATION
TYP. @ (4)

CONC. WALK

LINE @ PROPOSED
ROOF EDGE

PROP. BOUNDARY LINE

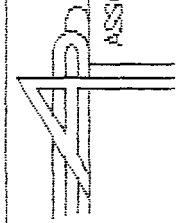
EXISTING CONC.
SLAB

EXISTING CONC. WALK

SITE PLAN

1" = 30'

550 CEDAR
GRAND JCT., CO.

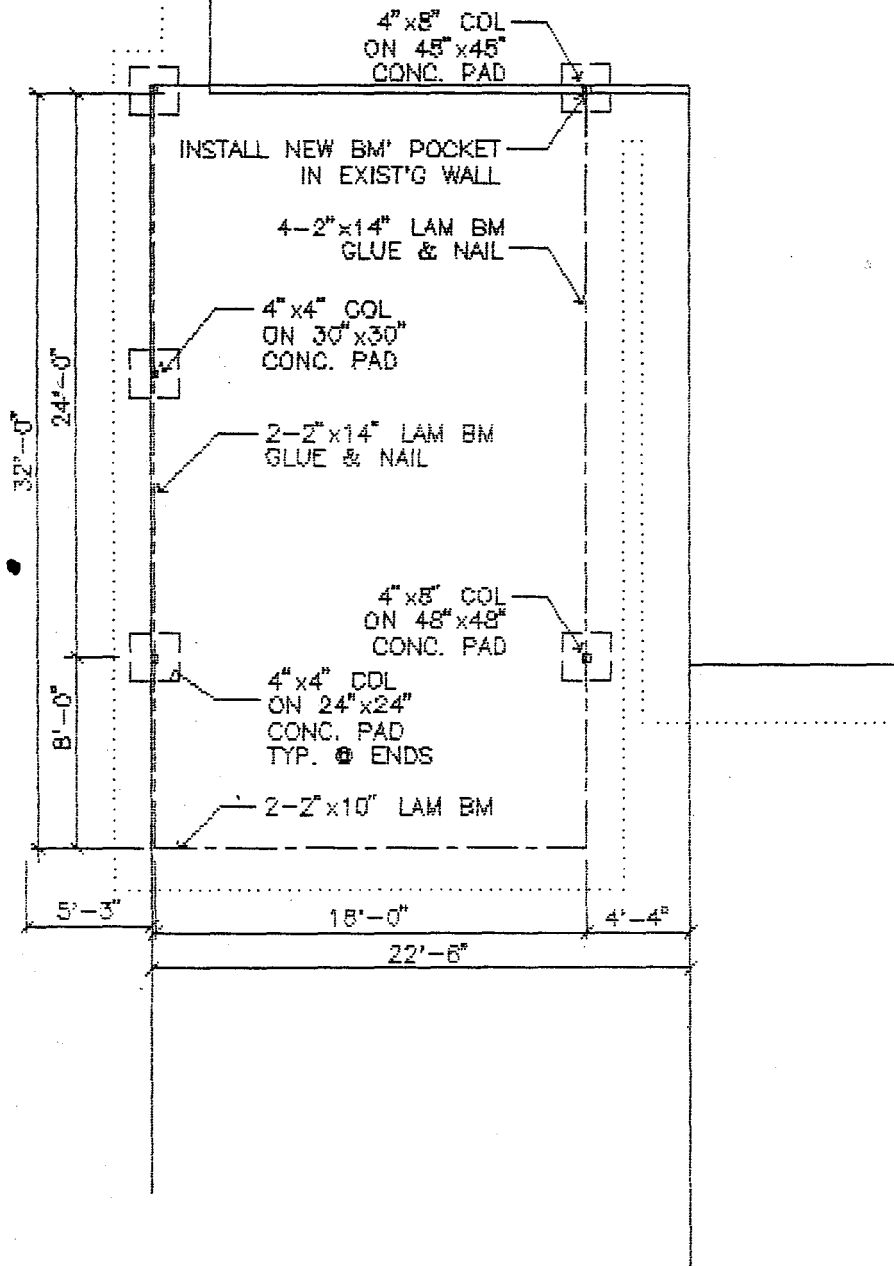


ASSOCIATED DESIGN PROFESSIONALS
2712 MIDWAY
GRAND JUNCTION, COLORADO 81506
TELEPHONE: (903) 246-8041

Date
05/18/07

9/20/07

EXISTING STRUCTURE



CARPORT LAYOUT

1/8" = 1'-0"

550 CEDAR AVE.
GRAND JCT., CO.

ASSOCIATED DESIGN PROFESSIONALS
2712 MIDWAY
GRAND JUNCTION, COLORADO 81508
TELEPHONE: (303) 249-8941