

FEE \$ <u>10</u>
TCP \$
SIF \$

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Public Works & Planning Department

BLDG PERMIT NO.

Building Address 19094-12220
286 CEDAR STREET

Parcel No. 2945-252-64-017

Subdivision Schmidt

Filing _____ Block _____ Lot 17

No. of Existing Bldgs 2 No. Proposed 3

Sq. Ft. of Existing Bldgs _____ Sq. Ft. Proposed _____

Sq. Ft. of Lot / Parcel _____

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

Height of Proposed Structure _____

OWNER INFORMATION:

Name LINDA ROARK

Address 286 CEDAR STREET

City / State / Zip GRAND JUNCTION, CO 81503

DESCRIPTION OF WORK & INTENDED USE:

New Single Family Home (*check type below)

Interior Remodel Addition

Other (please specify): SHED

APPLICANT INFORMATION:

Name LINDA ROARK

Address 286 CEDAR ST.

City / State / Zip G.J., CO 81503

Telephone (970) 241-7197

***TYPE OF HOME PROPOSED:**

Site Built Manufactured Home (UBC)

Manufactured Home (HUD)

Other (please specify): _____

NOTES: Storage -
No SWR or WTR Change.

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 PLANNING STAFF

ZONE R-8 Maximum coverage of lot by structures 70

SETBACKS: Front 20/25 from property line (PL) Permanent Foundation Required: YES _____ NO _____

Side 5/3 from PL Rear 10/5 from PL Floodplain Certificate Required: YES _____ NO _____

Maximum Height of Structure(s) 35' Parking Requirement _____

Voting District _____ Driveway Location Approval _____ Special Conditions _____
(Engineer's Initials)

Modifications to this Planning Clearance must be approved, in writing, by the Public Works & Planning 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.

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 Linda Roark Date 8-28-08

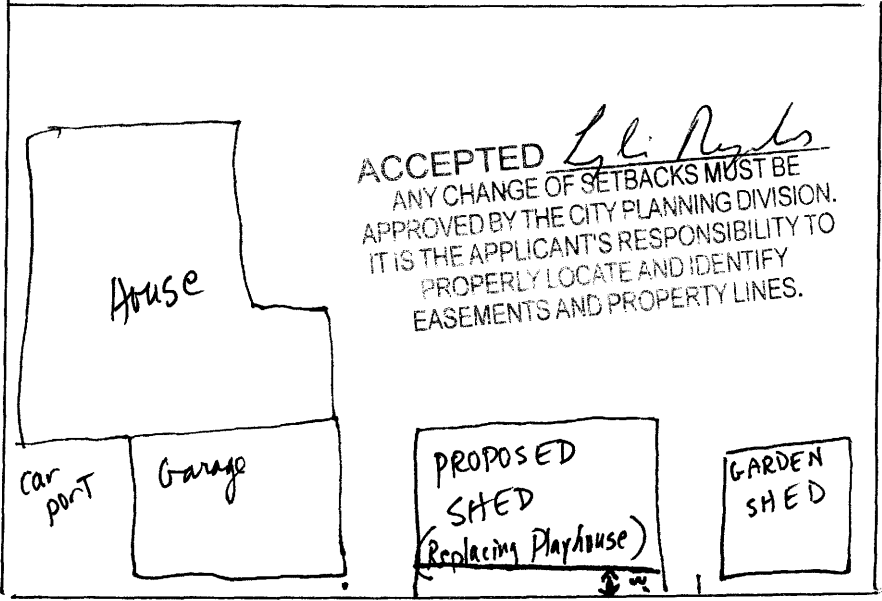
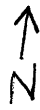
Planning Approval Judith Reynolds Date 8/28/08

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>No WTR / SWR Change</u>
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Utility Accounting <u>[Signature]</u>	Date <u>8/28/08</u>
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VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.4 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

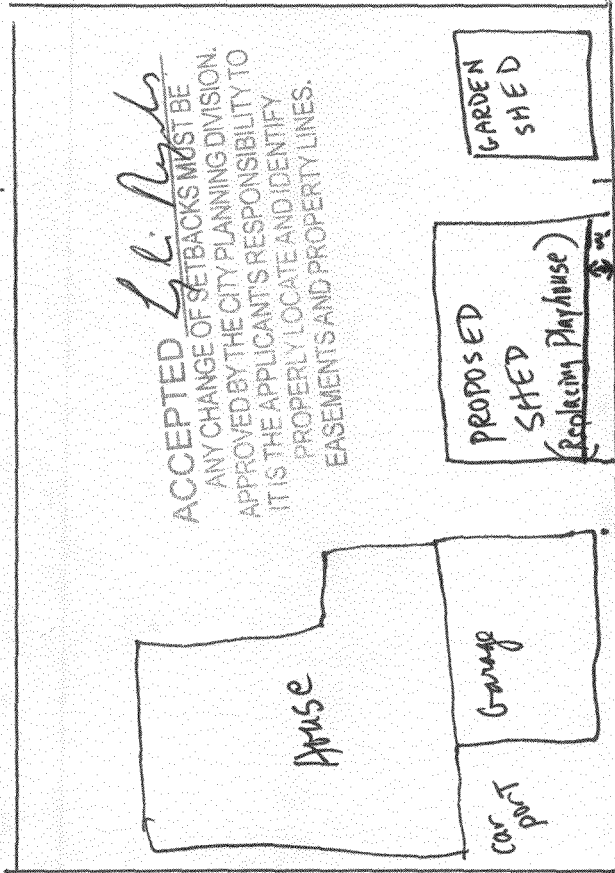
286 Cedar Street



↑ 3' SETBACK

↑ N

286 Cedar Street



← 3' SETBACK