

Planning \$	1000
TCP \$	/
Drainage \$	/
SIF \$	/

PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

BLDG PERMIT NO.
FILE #

Public Works and Planning Department

Single Family Residential

Building Address 550 Cedar Ave
 Parcel No. 2945-112-02-005
 Subdivision BookCliff Park
 Filing _____ Block _____ Lot _____

Multifamily Only:
 No. of Existing Units 2 No. Proposed 0
 Bldgs
 Sq. Ft. of Existing 2,500 Sq. Ft. Proposed 80
 attached 10 x 8 shed
 Sq. Ft. of Lot / Parcel .322 ac
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 2,580 *ok.*

OWNER INFORMATION:

Name John Wolcott
 Address 550 Cedar Ave
 City / State / Zip Grand Vet. 8/501

DESCRIPTION OF WORK & INTENDED USE:
 Remodel Change of Use (*Specify uses below)
 Addition Change of Business
 Other: Replace carport with shed
 height of shed 8 ft

APPLICANT INFORMATION:

Name _____
 Address _____
 City / State / Zip _____
 Telephone 970-260-6532

* FOR CHANGE OF USE: Shed attached to house
 *Existing Use: _____
 *Proposed Use: _____

Estimated Remodeling Cost \$ 7000 n.a.
 Current Fair Market Value of Structure \$ n.a.

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 <u>R-5</u>	Maximum coverage of lot by structures <u>60%</u>
SETBACKS: Front <u>20</u> from property line (PL)	Landscaping/Screening Required: YES NO
Side <u>5</u> from PL Rear <u>25</u> from PL	Parking Requirement _____
Maximum Height of Structure(s) <u>35</u>	Special Conditions: _____
Voting District _____	Ingress / Egress Location Approval _____ (Engineer's Initials)

Modifications to this Planning Clearance must be approved, in writing, by the Public Works and 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 (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 3-18-08
 Planning Approval Indira A. Bieri Date 3-18-08

Additional water and/or sewer tap fee(s) are required:	YES	<u>NO</u>	W/O No.
Utility Accounting <u>Adams</u>	Date <u>3.18.08</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)

IMPROVEMENT LOCATION CERTIFICATE

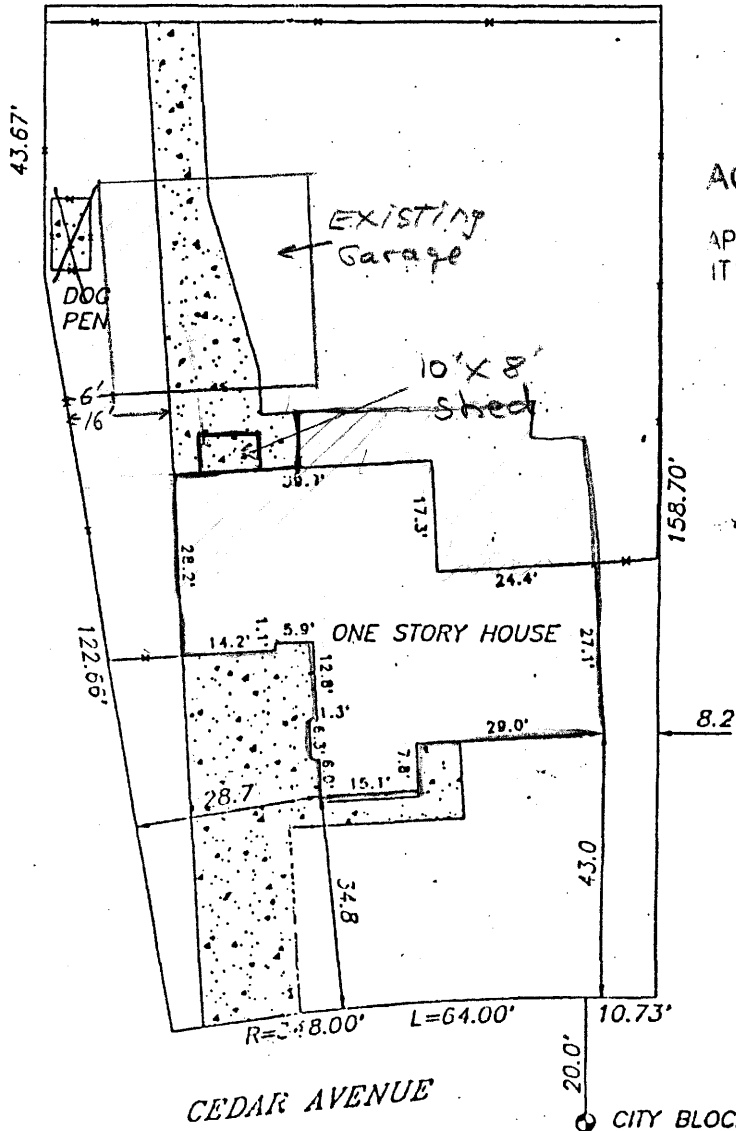
111791 #

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'



ACCEPTED *Judith Pagan*
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DIVISION. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

2945-112-02-005 Lot 12 Bk2 BookCliff Park

NOTE: LEGAL DESCRIPTION AND EASEMENT INFORMATION PROVIDED BY Abstract & Title
 COMMITMENT NUMBER 892355

I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR Mesa National Bank, THAT IT IS NOT A LAND SURVEY PLAT OR IMPROVEMENT SURVEY PLAT, AND THAT IT IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT OF FENCE, BUILDING, OR OTHER FUTURE IMPROVEMENT LINES. I FURTHER CERTIFY THAT THE IMPROVEMENTS ON THE ABOVE DESCRIBED PARCEL ON THIS DATE, 11-30-92 EXCEPT UTILITY CONNECTIONS, ARE ENTIRELY WITHIN THE BOUNDARIES OF THE PARCEL, EXCEPT AS SHOWN, THAT THERE ARE NO ENCROACHMENTS UPON THE DESCRIBED PREMISES BY IMPROVEMENTS ON ANY ADJOINING PREMISES, EXCEPT AS INDICATED, AND THAT THERE IS NO EVIDENCE OR SIGN OF ANY EASEMENT CROSSING OR BURDENING ANY PART OF SAID PARCEL, EXCEPT AS NOTED.

IT IS HEREBY CERTIFIED THAT THE ABOVE DESCRIBED