

19/88-12275

750 Main St. - Bldg Dept.

FEE \$	10.00
TCP \$	—
SIF \$	—

### PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

**Community Development Department**

BLDG PERMIT NO.                     

**VOID**  
JRP 8/28/2006

Building Address 283 Holly Lane No. of Existing Bldgs 0 No. Proposed 13  
Parcel No. 2945-239-00-349 Sq. Ft. of Existing Bldgs 1500 Sq. Ft. Proposed 1200  
Subdivision NA Sq. Ft. of Lot / Parcel 71,250  
Filing — Block — Lot —  
Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2500 2200  
Height of Proposed Structure 17'

#### OWNER INFORMATION:

Name Briant Joanna Walsh  
Address 283 Holly Lane  
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): Detached Garage

#### APPLICANT INFORMATION:

Name Brian + Jo-Anna Walsh  
Address 283 Holly Lane  
City / State / Zip Grand Junction, CO 81503  
Telephone 243-3691

#### \*TYPE OF HOME PROPOSED:

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

NOTES: .876 acres

**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 70%  
SETBACKS: Front 25' from property line (PL) Permanent Foundation Required: YES NO X  
Side 3' from PL Rear 5' from PL Parking Requirement NO CHANGE  
Maximum Height of Structure(s) 35' Special Conditions                       
Voting District NA Driveway                       
Location Approval [Signature] (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).

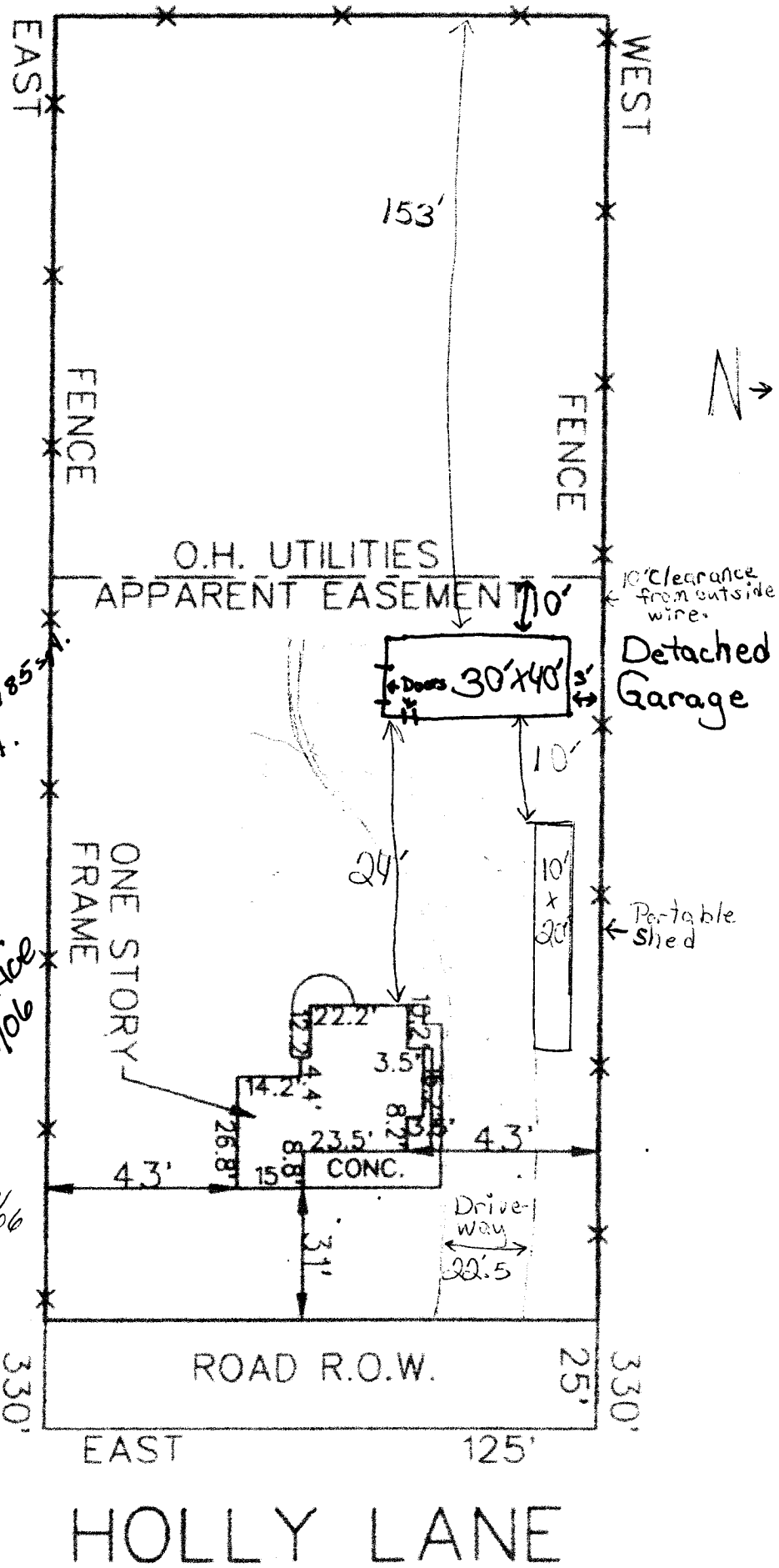
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature [Signature] Date 6/13/06  
Department Approval [Signature] Date 6-13-06

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No.	<u>NO CHG in use</u>
Utility Accounting	<u>[Signature]</u>		Date	<u>6/13/06</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)

**VOID** per Judith Rice 8/28/06 garage too big



Mesa Co. assessor house sq. ft. = 1285  
 75% of 1285 = 963 sq. ft.  
 (approx. 30' x 32')  
 garage too big  
 Void per JIMMIE RICE  
 8/28/06

ACCEPTED Fannie Edwards 6/13/06  
 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.

HOLLY LANE