

FEE \$ 500

BLDG PERMIT NO. _____

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Grand Junction Community Development Department

3023-2460-02-9

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 820 Lanai Dr TAX SCHEDULE NO. 2701-264-23-05
 SUBDIVISION Paradise Hills SQ. FT. OF PROPOSED BLDG(S)/ADDITION 143
 FILING 6 BLK 2 LOT 15 SQ. FT. OF EXISTING BLDG(S) _____
 (1) OWNER R. Leinawavor NO. OF DWELLING UNITS BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 820 Lanai Dr. NO. OF BLDGS ON PARCEL BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) TELEPHONE 245-0456 USE OF EXISTING BLDGS domestic (home) sign
 (2) APPLICANT same DESCRIPTION OF WORK AND INTENDED USE: open slat wood cover of existent patio
 (2) ADDRESS 820 Lanai Dr
 (2) TELEPHONE 245-0456

REQUIRED: Two (2) plot plans, on 8 1/2" x 11" paper, showing all existing and proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, and all easements and rights-of-way which abut the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE RSF-4 Maximum coverage of lot by structures 35%
 SETBACKS: Front 20' from property line (PL) or 45' from center of ROW, whichever is greater Parking Req'mt _____
 Side 7' from PL Rear 30' from PL Special Conditions _____
 Maximum Height 32' CENSUS TRACT 16 TRAFFIC ZONE 13

Modifications to this Planning Clearance must be approved, in writing, by the Director of 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 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 6/10/94
 Department Approval Bonnie Edwards Date 6/10/94

Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. N/A
 Utility Accounting Mellie Fowler Date 6-10-94

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2D Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

Private Park
& Lake

S 60° 09' 58" E

See Lanai

60.00'

H I L L

garage = patio cover

Patio
Two Story House
garage

N 44° 23' 19" E
18' 13' 5"

N 47° 38' 59" E 222.60'

10' PEDESTRIAN B.O.W.
200.19' N 47° 35' 40" E

18'

← 18' →

53 ft

30.00'

820

EASEMENT LANA I DRIVE

ACCEPTED *Ronnie Edwards*
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.