

FEE \$ 100⁰⁰
 TCP \$ 0

BLDG PERMIT NO. 55875

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

✓ 9

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2688 Dane Lane TAX SCHEDULE NO. 2701-351-45-031
 SUBDIVISION Alpine Meadows SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2400
 FILING 1 BLK 2 LOT 12 SQ. FT. OF EXISTING BLDG(S) 0
 (1) OWNER Damon F. Lane NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 2485 H Rd NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) TELEPHONE 241-9569 USE OF EXISTING BLDGS Residential Home
 (2) APPLICANT Damon F. Lane DESCRIPTION OF WORK AND INTENDED USE:
 (2) ADDRESS 2485 H Rd Construction of New Home
 (2) TELEPHONE 241-9569

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 PR-4.2 Maximum coverage of lot by structures 2,000 Sq
 SETBACKS: Front 20' from property line (PL) Parking Req'mt 22x22 = 484 Sq
 or _____ from center of ROW, whichever is greater
 Side 7' from PL Rear 20' from PL Special Conditions ADCO Approval
 Maximum Height 24' required
 CENS.T. _____ T.ZONE _____ ANN# _____

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 Damon F. Lane Date April 17, 1996
 Department Approval Marcia Babineaux Date 4-18-96

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 9135
 Utility Accounting Chellam Date 4-18-96

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

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

N 80'

37'

ACCEPTED MR 4-18-96
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.

v 51'-6"

100'

E

100'

14'

New Home

14'

41'

41'

51'-6"

DRIVEWAY
22x22

22'

2688 DANE LANE

80'

DRIVEWAY
LOCATION OK
[Signature]
4-17-96
DANE LANE

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